

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 30, 2007

Jorge de la Torre, R. A.
de la Torre Architects
2400 Louisiana NE, Bldg 3 Suite 110
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bear Canyon Professional Center Phase III [F-21 / D057]
10151 Montgomery Ave NE
Engineer's Stamp Dated 1/10/07

Dear Mr. de la Torre:

The TCL / Letter of Certification submitted on January 24, 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,

Curtis A. Cherne, E.I..
Engineering Associate
Development and Building Services
Planning Department

c: Engineer
Hydrology file
co clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 26, 2007

Jorge de la Torre, R. A.
de la Torre Architects
2400 Louisiana NE, Bldg 3 Suite 110
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bear Canyon Professional Center Phase III [F-21 / D057]
10151 Montgomery Ave NE
Engineer's Stamp Dated 1/10/07

Dear Mr. de la Torre:

P.O. Box 1293

The TCL / Letter of Certification submitted on January 24, 2007 is not sufficient for acceptance by this office for Permanent Certificate of Occupancy (C.O.).

Albuquerque

The TCL (or DRB Site Plan) submitted for Permanent C.O. needs to be the **exact** copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialed and dated by the designer-of-record.

New Mexico 87103

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I..
Engineering Associate
Development and Building Services
Planning Department

c: Engineer
Hydrology file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Bear Canyon Professional Center Phase III
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: F-21/0057
WORK ORDER#: _____

LEGAL DESCRIPTION: FIRST CHRISTIAN CHURCH ADDITION - TRACT B-1
CITY ADDRESS: 10151 MONTGOMERY AVE NE, ALBUQUERQUE, NM

ENGINEERING FIRM: ISAACSON & ARFMAN
ADDRESS: 128 MONROE ST. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED ARFMAN
PHONE: 268-8828
ZIP CODE: 87108

OWNER: DR. FRANK MONTOYA
ADDRESS: 10151 MONTGOMERY AVE. NE
CITY, STATE: ALBUQUERQUE, NM 87107

CONTACT: KIP LUNA
PHONE: 275-1663
ZIP CODE: 87107

ARCHITECT: DE LA TORRE ARCHITECTS
ADDRESS: 2400 LOUISIANA NE, BLDG. 3, SUITE 110
CITY, STATE: ALBUQUERQUE, NM

CONTACT: SCHARLES WILDER
PHONE: 883-7918
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: GERALD MARTIN CONSTRUCTION
ADDRESS: P.O. BOX 91450
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JIM KARNES
PHONE: 828-1144
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

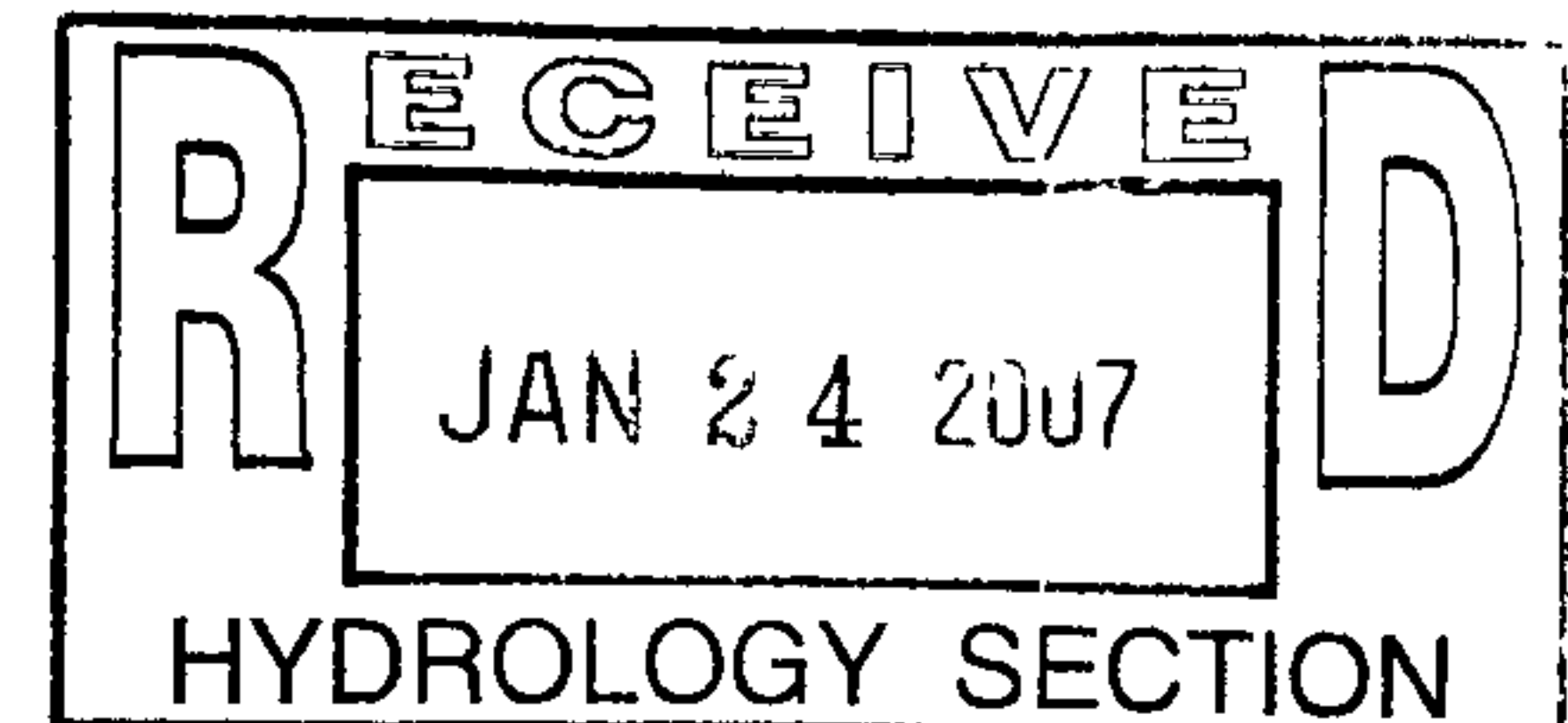
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (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: 1-11-07

BY: SCHARLES WILDER

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.



January 10, 2007

City of Albuquerque
Transportation Division

Re: Bear Canyon Professional Center – Phase III

Zone Map: F-21-Z
UPC #: 102-106-118-402-930-107
Legal Description: First Christian Church Addition – Tract B-1, City of Albuquerque,
Bernalillo County, NM

To Whom It May Concern:

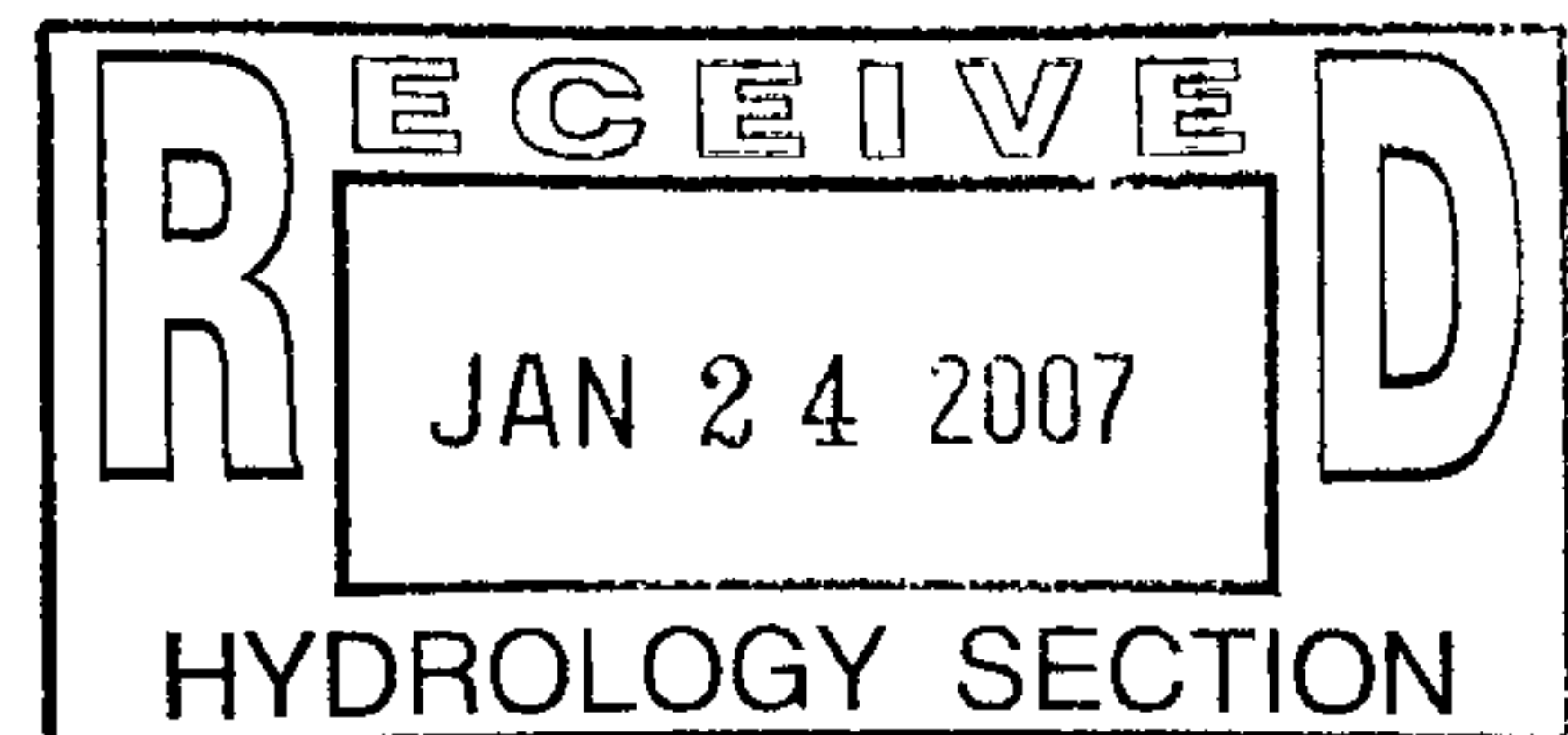
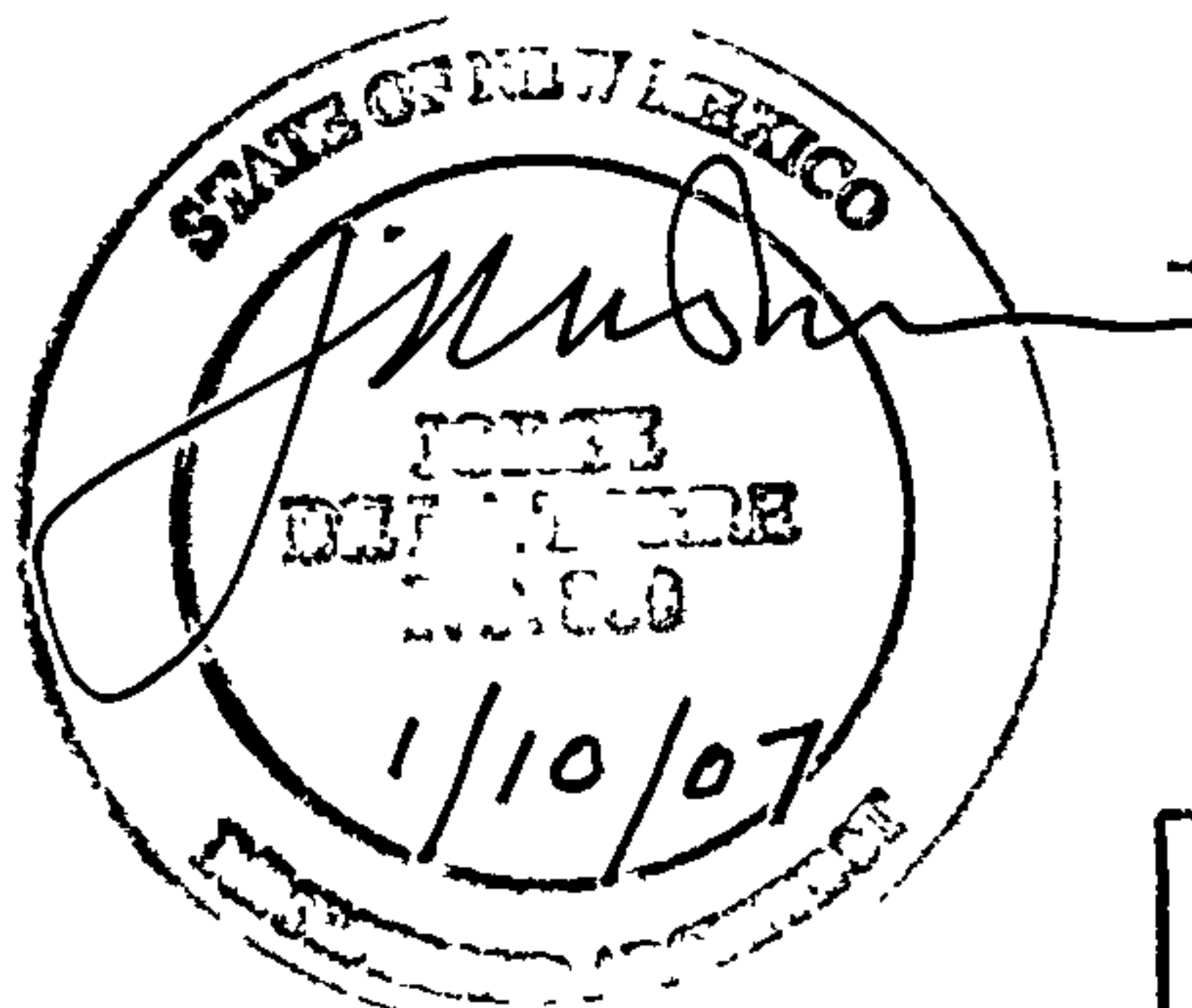
This Construction project is part III of III. The parking and traffic circulation layout for this project was built, approved and certified by the City of Albuquerque under phase II. I, Jorge de la Torre, P.A. AIA, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in accordance with the approved Traffic Circulation Layout (or Site Plan for Building Permit DRB) with no changes made in the field. I am requesting a Permanent Certificate of Occupancy for the buildings indicated above.

After careful inspection, we find the project to be in substantial compliance and has no safety concerns or issues for the buildings indicated above, as well as the required parking and landscape areas for these buildings.

If you have any questions or comments, please feel free to contact me.

Thanks,


Jorge de la Torre
de la Torre Architects



CITY OF ALBUQUERQUE



January 17, 2007

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

Re: Bear Canyon Professional Center Ph III
10151 Montgomery Ave NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 06/26/2006 (F-21/D057)
Certification dated 1/16/2007

Based upon the information provided in your submittal received 1/16/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Bear Canyon Professional Center Phase III

DRB #: _____

EPC#: N/A

ZONE MAP/DRG. FILE #: F-21/4 ^{D657}

WORK ORDER#: N/A

LEGAL DESCRIPTION: FIRST CHRISTIAN CHURCH ADDITION - TRACT B-1

CITY ADDRESS: 10151 MONTGOMERY AVE NE, ALBUQUERQUE, NM

ENGINEERING FIRM: ISAACSON & ARFMAN

ADDRESS: 128 MONROE ST. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED ARFMAN

PHONE: 268-8828

ZIP CODE: 87108

OWNER: DR. FRANK MONTOYA

ADDRESS: 10151 MONTGOMERY AVE. NE

CITY, STATE: ALBUQUERQUE, NM 87107

CONTACT: KIP LUNA

PHONE: 275-1663

ZIP CODE: 87107

ARCHITECT: DE LA TORRE ARCHITECTS

ADDRESS: 2400 LOUISIANA NE, BLDG. 3, SUITE 110

CITY, STATE: ALBUQUERQUE, NM

CONTACT: SCHARLES WILDER

PHONE: 883-7918

ZIP CODE: 87110

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: GERALD MARTIN CONSTRUCTION

ADDRESS: P.O. BOX 91450

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JIM KARNES

PHONE: 828-1144

ZIP CODE: 87107

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:

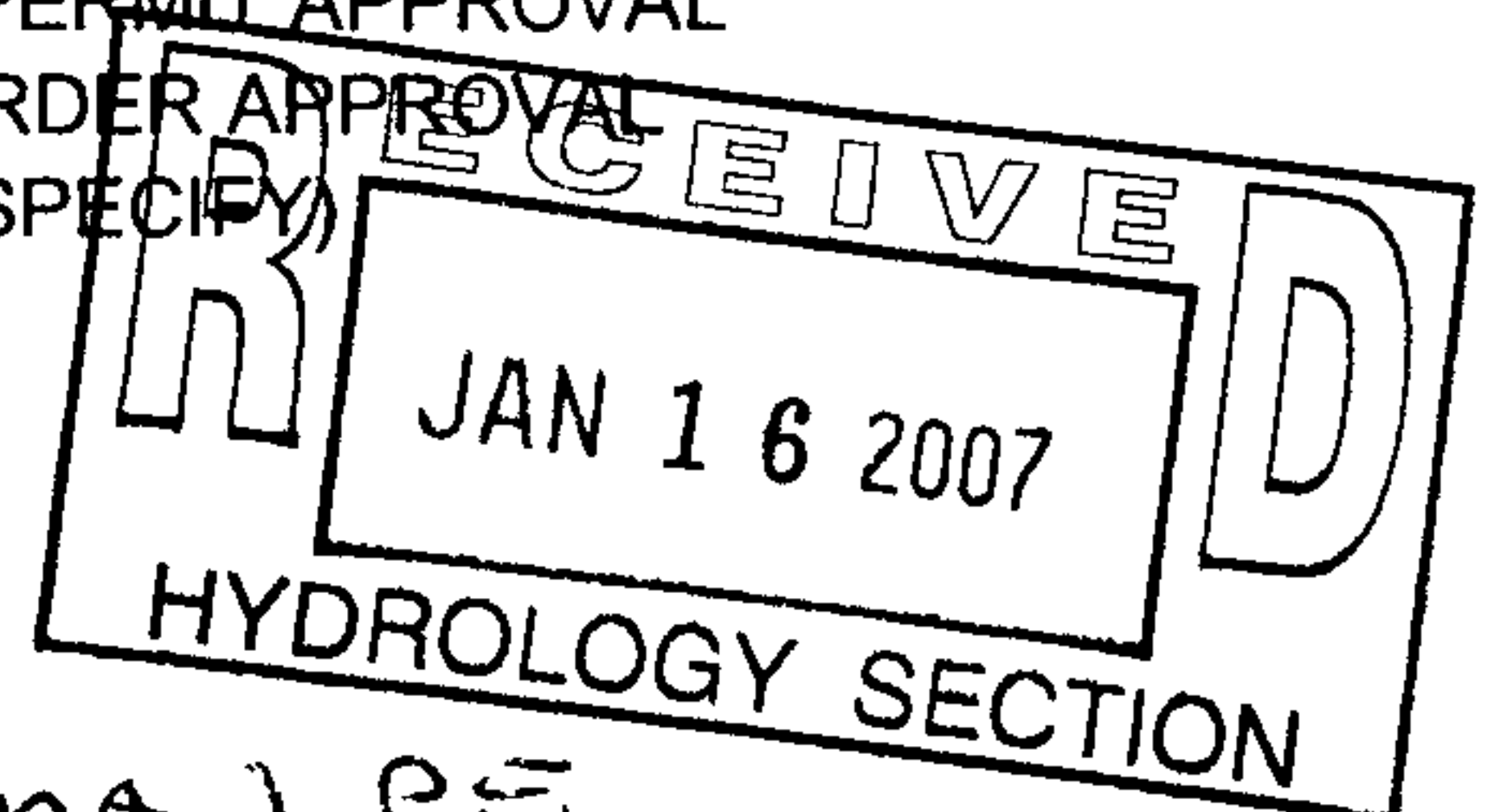
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 01-16-07

CC: BY: SCHARLES WILDER

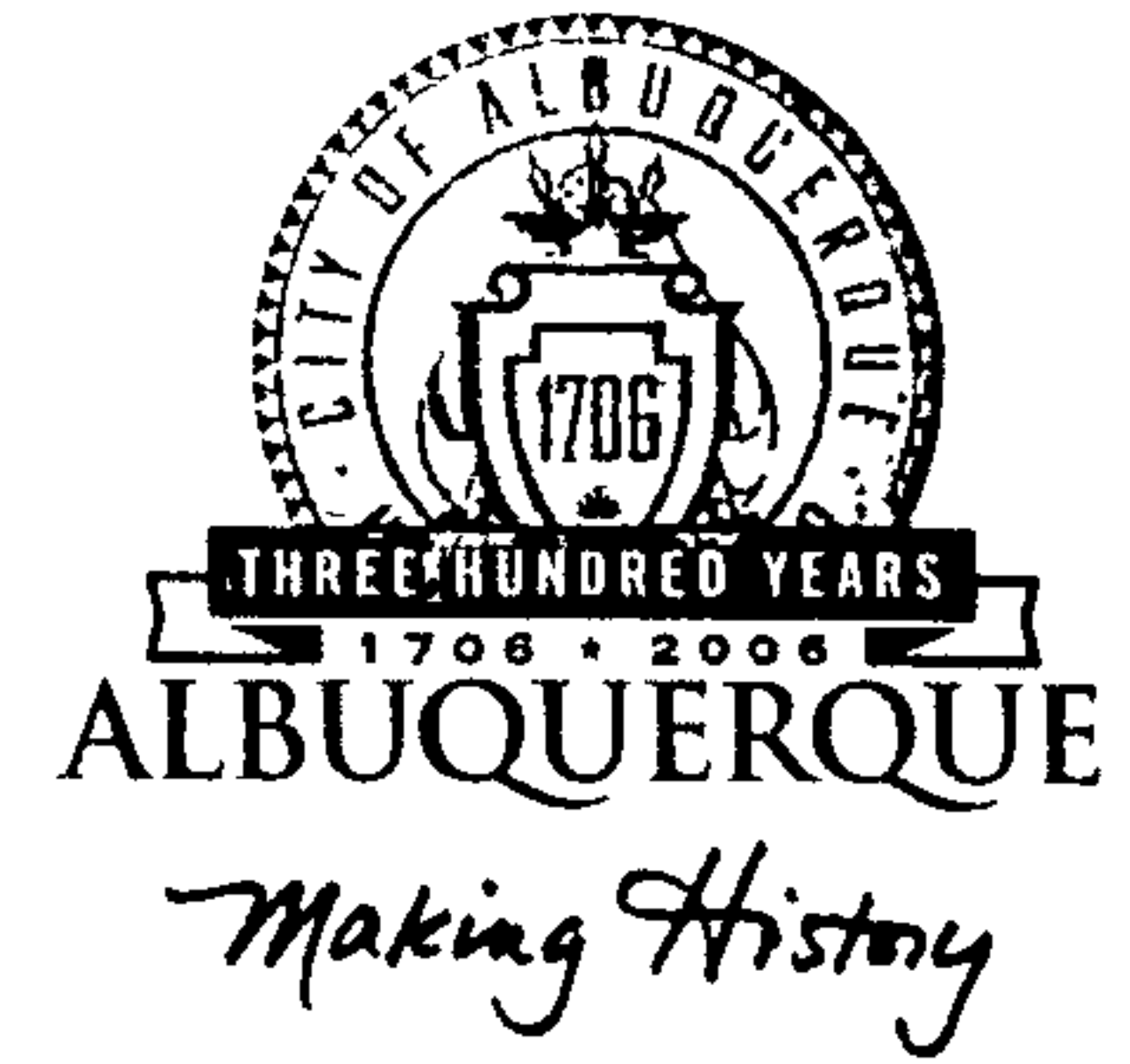


FRED C ARFMAN, P.E.
FOR: ISAACSON & ARFMAN, P.A.

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.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



July 14, 2006

Fred C. Arfman, PE
Isaacson & Arfman, PA
128 Monroe St. NE.
Albuquerque, NM 87108

**Re: Bear Canyon Professional Center Phase III, 10151 Montgomery Blvd NE
Grading and Drainage Plan
Engineer's Stamp dated 6-26-06 (F21/D57)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 6-27-06, 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. Also, prior to Certificate of Occupancy release, Engineer 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. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

Albuquerque

If you have any questions, you can contact me at 924-3977.

New Mexico 87103

Sincerely,

www.cabq.gov

Rudy E. Rael, Associate Engineer
Planning Department.
Building and Development Services

C: Charles Caruso
CC: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Bear Canyon Professional Center – Phase III

ZONE MAP / DRG. FILE #: F-21 / D57

DRB #: _____ EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B1 First Christ Church Addition

CITY ADDRESS: 10151 Montgomery Blvd. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.

ADDRESS: 128 Monroe St. NE

CITY, STATE: Albuquerque, NM

CONTACT: Fred Arfman

PHONE: 268-8828

ZIP CODE: 87108

OWNER: Frank & Diane Montoya, DDS

ADDRESS: 8051 Montgomery Blvd. NE

CITY, STATE: Albuquerque, NM

CONTACT: Frank Montoya

PHONE: 275-1662

ZIP CODE: 87112

ARCHITECT: de la Torre Architects, PA

ADDRESS: 2400 Louisiana – Bldg. 3, Suite 110

CITY, STATE: Albuquerque, NM

CONTACT: Mr. Jorge de la Torre

PHONE: 883-7918

ZIP CODE: 87110

SURVEYOR: A.L.S.

ADDRESS: P.O. Box 30701

CITY, STATE: Albuquerque, NM

CONTACT: Tim Aldrich

PHONE: 884-1990

ZIP CODE: 87190

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN !

☐ DRAINAGE PLAN RESUBMITTAL

☐ 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 APPR.

☐ 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

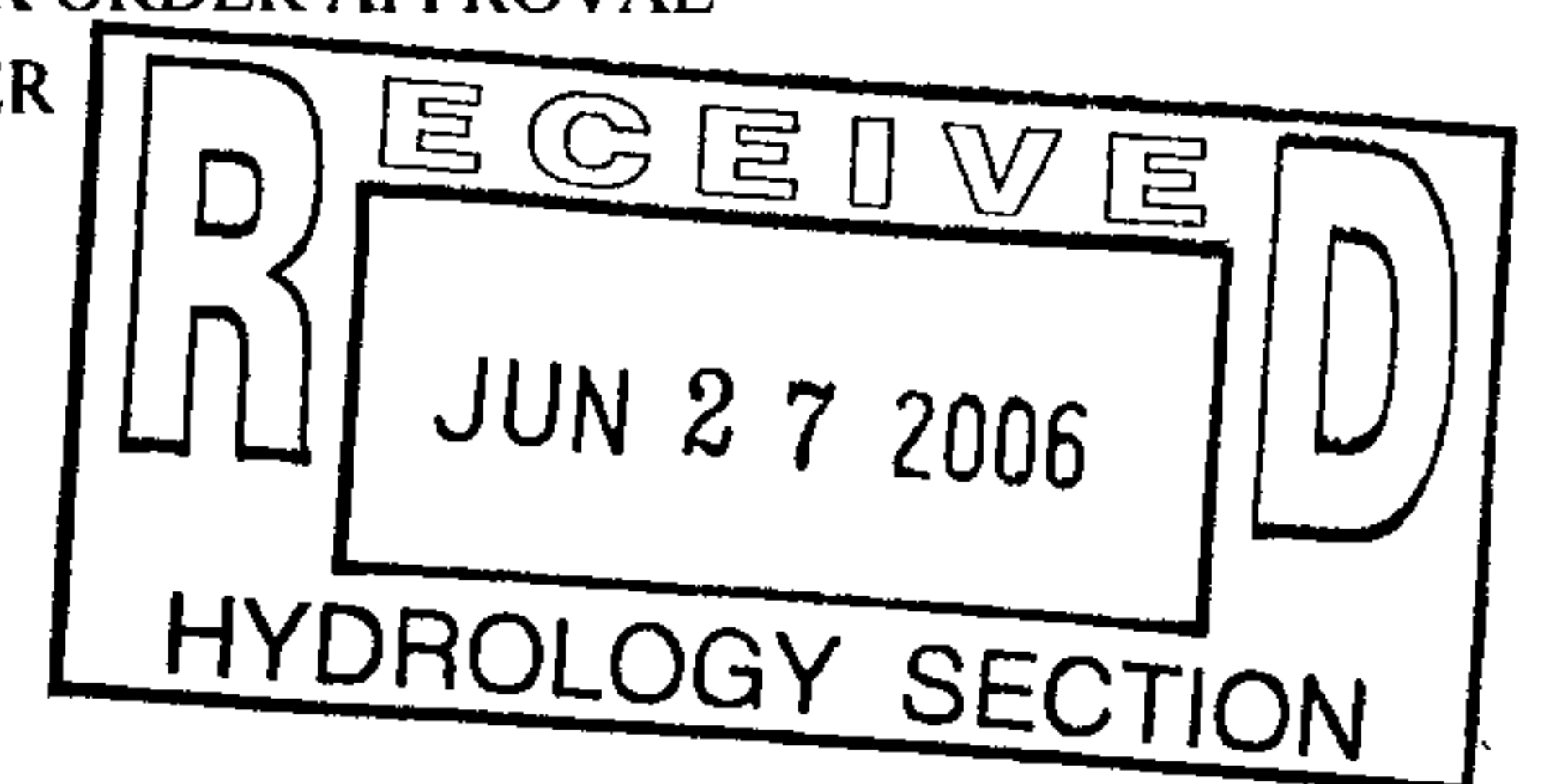
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☐ NO

☐ COPY PROVIDED



DATE SUBMITTED: Monday, June 26, 2006

BY: Fred Arfman

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 acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

April 2, 2004

Jorge de la Torre, Registered Architect
2400 Louisiana NE, bldg 3, ste 110
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bear Canyon Prof. Center, Phase 2, [F-21 / D57]
10151 Montgomery Blvd NE
Architect's Stamp Dated 04/01/04

Dear Mr. de la Torre:

The TCL / Letter of Certification submitted on April 1, 2004 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Bear Canyon Phase 2

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: F-21/DOS7

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B1, First Christian Church Addition

CITY ADDRESS: 10151 Montgomery Blvd. NE

ENGINEERING FIRM: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

OWNER: FDM LLC

ADDRESS: 10151 Montgomery Blvd. NE

CITY, STATE: Albuquerque, NM

CONTACT: Kip Luna

PHONE: 275-1662

ZIP CODE: 87112

ARCHITECT: de la Torre Architects

ADDRESS: 2400 Louisiana NE, Bldg. 3, Suite 110

CITY, STATE: Albuquerque, NM

CONTACT: Nick Pirk

PHONE: 883-7918

ZIP CODE: 87110

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:

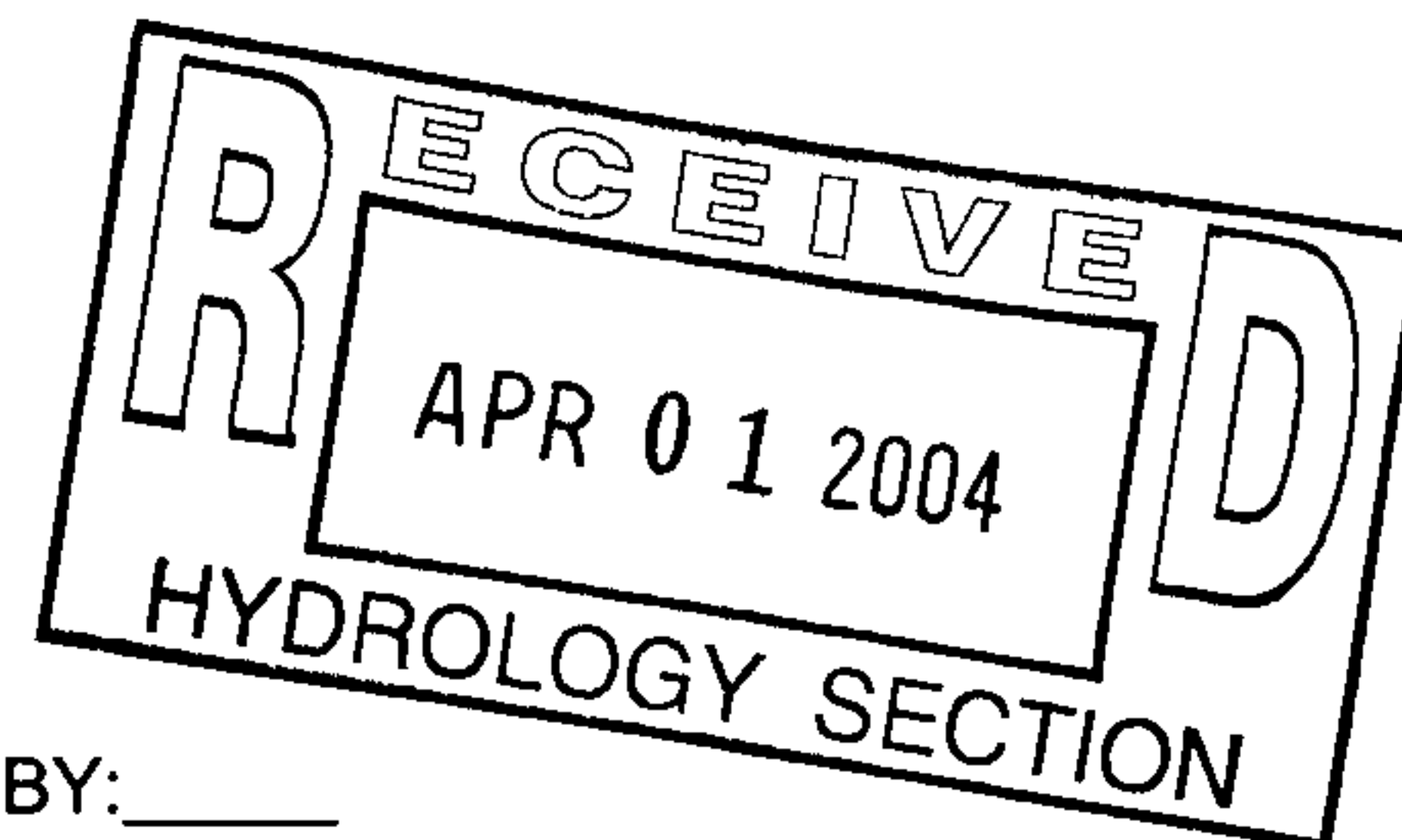
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

BY: _____



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.

April 1, 2004

City of Albuquerque
Transportation Division

Re: Bear Canyon Professional Center – Traffic Circulation Layout (Final Certification)

Zone Map: F-21
UPC #: 102106118402930107
Legal Description: First Christian Church Addition, Tract B-1.

To Whom It May Concern:

I, Jorge de la Torre, P.A. AIA, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with the approved Traffic Circulation Layout (Architect's Stamp dated 8-25-03) with no changes made in the field. I am requesting a final Certificate of Occupancy for the project indicated above.

If you have any questions or comments, please feel free to contact me.

Thanks,


Jorge de la Torre
de la Torre Architects





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 23, 2004

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

**Re: Bear Canyon Professional Center Phase 2, 10151 Montgomery Blvd NE,
Temporary Certificate of Occupancy**

Engineer's Stamp dated 9-12-03 (F21/D57)

Certification dated 4-23-04

Dear Mr. Arfman,

Based upon the information provided in your submittal received 4-23-04, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology. After Matt Cline has approved all work done under your SO19 permit, please submit for permanent Certificate of Occupancy

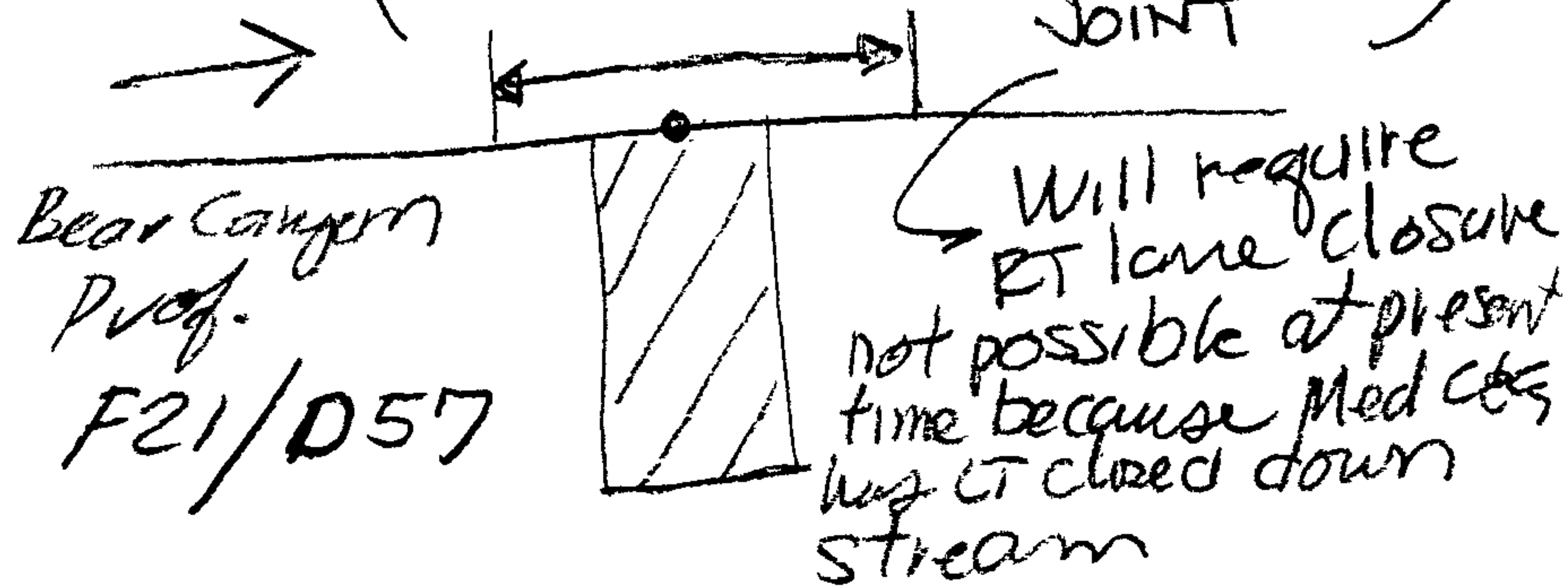
If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: Phyllis Villanueva
file

10151 MONTGOMERY NE
SD19 (CELL WORK NEEDS TO
BE REMOVED FROM
JOINT TO
JOINT)



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

*Want stamp
date 9/12/03
(Fred Arfman)*

SO19 Status:

PROJECT TITLE: BEAR CANYON PROFESSIONAL CTR ZONE MAP/DRG. FILE #: F-21/D057
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR. B-1 FIRST CHRIST CHURCH ADDITION
 CITY ADDRESS: 10151 MONTGOMERY BLVD NE

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

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

OWNER: FRANK & DIANA MONTROYA, DDS
 ADDRESS: 8501 MONTGOMERY BLVD. NE
 CITY, STATE: ABQ NM

CONTACT: FRANK MONTROYA
 PHONE: 275-1662
 ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCH. P.A.
 ADDRESS: 2400 LOUISIANA, BLDG. 3, STE 10
 CITY, STATE: ABQ. NM

CONTACT: NICK PIRKL
 PHONE: 883-7918
 ZIP CODE: 87110

SURVEYOR: ALS
 ADDRESS: P.O. Box 30701
 CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH
 PHONE: 884-1990
 ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONSTRUCTION
 ADDRESS: 8501 JEFF. ST. NE
 CITY, STATE: ABQ. NM

CONTACT: FRED GORONZ
 PHONE: 823-6842
 ZIP CODE: 87113

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)
- ☐ CLOM/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPL. 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)

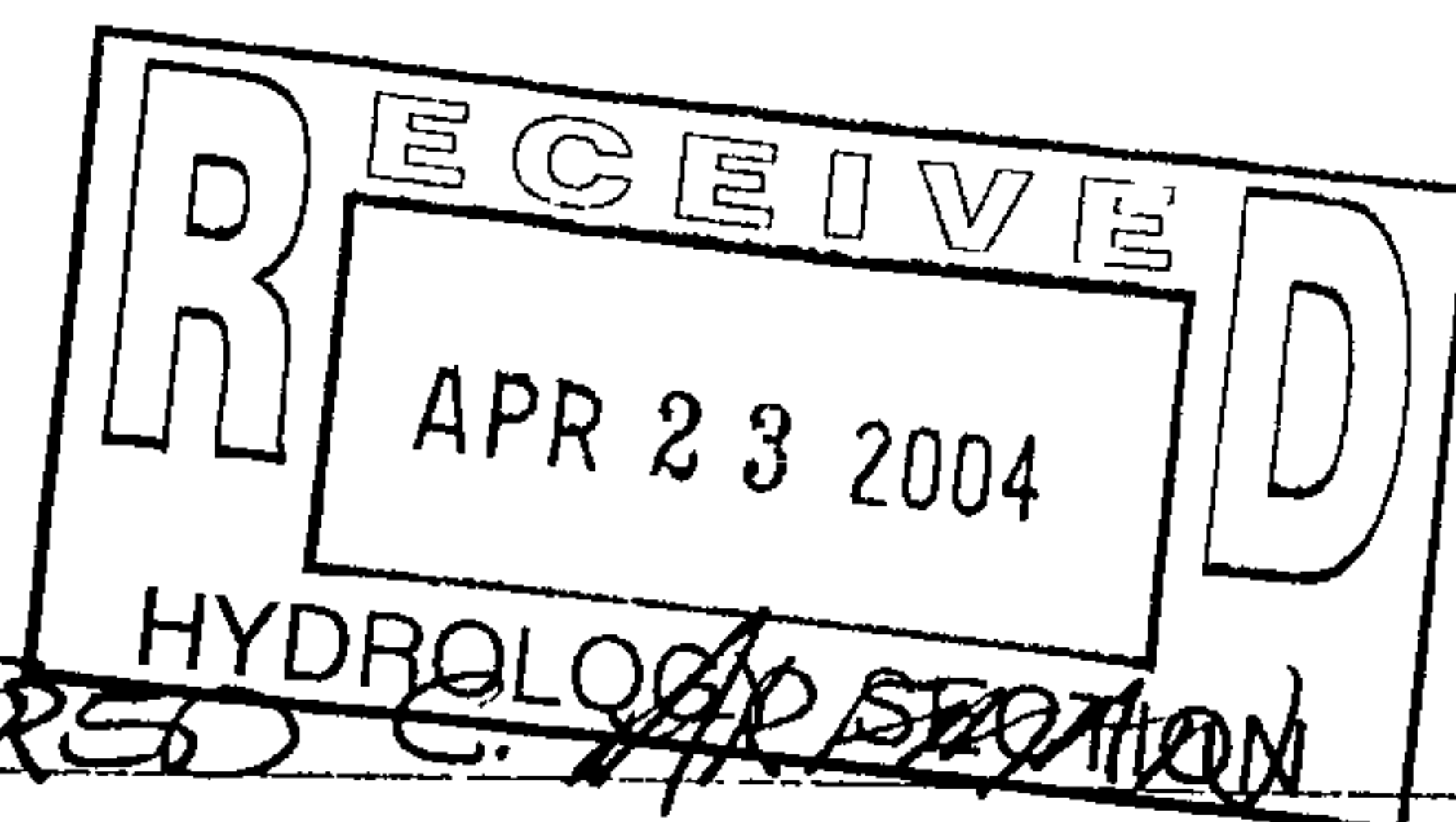
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

*04.23.04
09.12.03*

DATE SUBMITTED: *08-27-03*

BY: *FRED E. ARFMAN*



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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 26, 2003

Jorge de la Torre, RA
de la Torre Architects, P.A.
2400 Louisiana Blvd NE, Bldg 3, Ste 110
Albuquerque, NM 87110

Re: Bear Canyon Profession Center Ph 2 Traffic Circulation Layout
Architect's Stamp dated 8-25-03, (F21/D57)

Dear Mr. de la Torre,

The TCL submittal dated August 25, 2003 is approved for Building Permit. The plan is stamped and signed as approved. Please come to **Plaza del Sol** to pick up the three stamped and approved copies for inclusion in each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. by Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. 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)

PROJECT TITLE: BEAR CANYON PHASE 2 ZONE MAP/DRG. FILE #: F-21/D57
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT B1, FIRST CHRISTIAN CHURCH ADDN.
 CITY ADDRESS: 10151 MONTGOMERY BLVD NE

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: FOM LLC
 ADDRESS: 10151 MONTGOMERY BLVD NE
 CITY, STATE: ALB, NM

CONTACT: KIP LUNG
 PHONE: 875-1662
 ZIP CODE: 87102

ARCHITECT: de la Torre Architects
 ADDRESS: 2400 COURSON NE Bldg. 3 Ste 110
 CITY, STATE: ALB, NM

CONTACT: NICK PIRKL
 PHONE: 883-7918
 ZIP CODE: 87110

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)

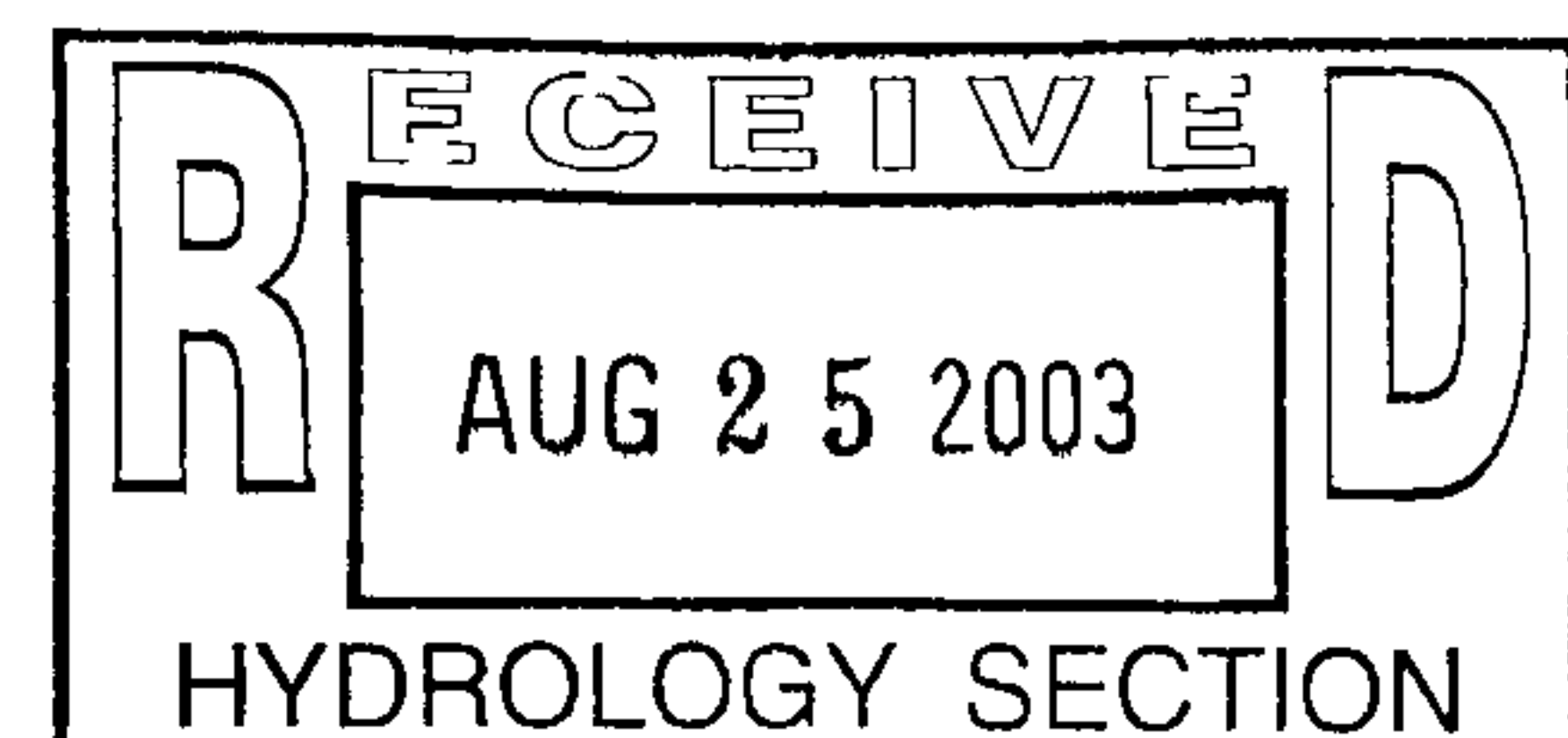
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- ☒ **NO**
- _____ COPY PROVIDED

DATE SUBMITTED: 8/25/03 BY: NICK PIRKL

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.



A/so see
G : D
plan



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2003

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

**Re: Bear Canyon Professional Center Phase II – Montoya Dental Complex,
10151 Montgomery NE, Grading and Drainage Plan (F21-D57)
Engineer's Stamp dated 9-12-03 (F21-D57)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 9-12-03, the above referenced plan is approved for Building Permit and SO#19 Permit. A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation 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 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: Matt Cline, Arroyo Maintenance
Pat Lujan, Excavation Permits
file

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

PROJECT TITLE: BEAR CANYON PROFESSIONAL CTR ZONE MAP/DRG. FILE #: F-21/0057
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR. B-1 FIRST CHRIST CHURCH ADDITION
CITY ADDRESS: 10151 MONTGOMERY BLVD NE

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

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

OWNER: FRANK & DIANA MONTORA, DDS
ADDRESS: 8501 MONTGOMERY BLVD. NE
CITY, STATE: ABQ NM

CONTACT: FRANK MONTORA
PHONE: 275-1662
ZIP CODE: 87112

ARCHITECT: de la Torre Arch. P.A.
ADDRESS: 2400 LOUISIANA, BLDG 3, STE 110
CITY, STATE: ABQ. NM

CONTACT: NICK PIRKL
PHONE: 883-7918
ZIP CODE: 87110

SURVEYOR: ALS
ADDRESS: P.O. Box 30701
CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH
PHONE: 884-1590
ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONSTRUCTION
ADDRESS: 8501 JEFF. ST. NE
CITY, STATE: ABQ. NM

CONTACT: FRED GORDON
PHONE: 823-6842
ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

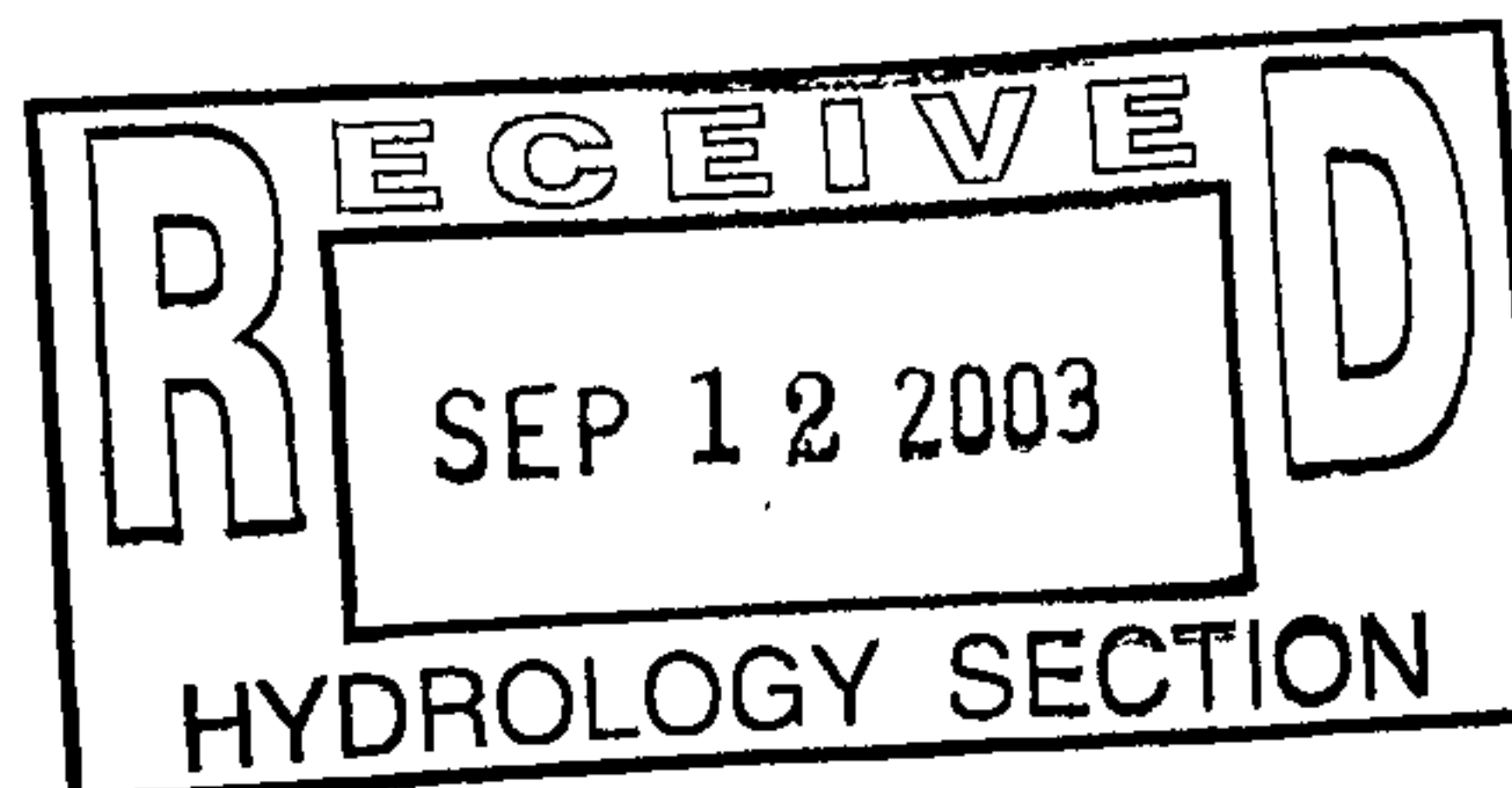
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (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: 09-27-03 BY: FRED C. ARFMAN

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.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2003

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

**Re: Bear Canyon Professional Center Phase II – Montoya Dental Complex,
10151 Montgomery NE, Grading and Drainage Plan (F21-D57)**

Engineer's Stamp dated 8-27-03 (F21-D57)

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 8-27-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Detail Section A-A refers to an existing wall located along the east property line. However, your August 26, 2003 letter refers to a wood slat fence. Please update your plan accordingly.
2. A rip-rap outfall cannot be used at the detention pond. All overflow should be hardlined (asphalt or concrete).
3. We suggest you add a head wall to the 4" diameter PVC outfall pipe to prevent blockage.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: file

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

PROJECT TITLE: BEAR CANYON PROFESSIONAL CTR ZONE MAP/DRG. FILE #: F-21/D057
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR. B-1 FIRST CHRIST CHURCH ADDITION
CITY ADDRESS: 10151 MONTGOMERY BLVD NE

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

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

OWNER: FRANK & DIANA MONTROYA, DDS
ADDRESS: 8501 MONTGOMERY BLVD. NE
CITY, STATE: ABQ NM

CONTACT: FRANK MONTROYA
PHONE: 275-1662
ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCH. P.A.
ADDRESS: 2400 LOUISIANA, BLDG 3, STE 110
CITY, STATE: ABQ. NM

CONTACT: NICK PIRKL
PHONE: 883-7918
ZIP CODE: 87110

SURVEYOR: ALS
ADDRESS: P.O. Box 30701
CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH
PHONE: 884-1590
ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONSTRUCTION
ADDRESS: 8501 JEFF. ST. NE
CITY, STATE: ABQ. NM

CONTACT: FRED GOREN
PHONE: 823-6842
ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

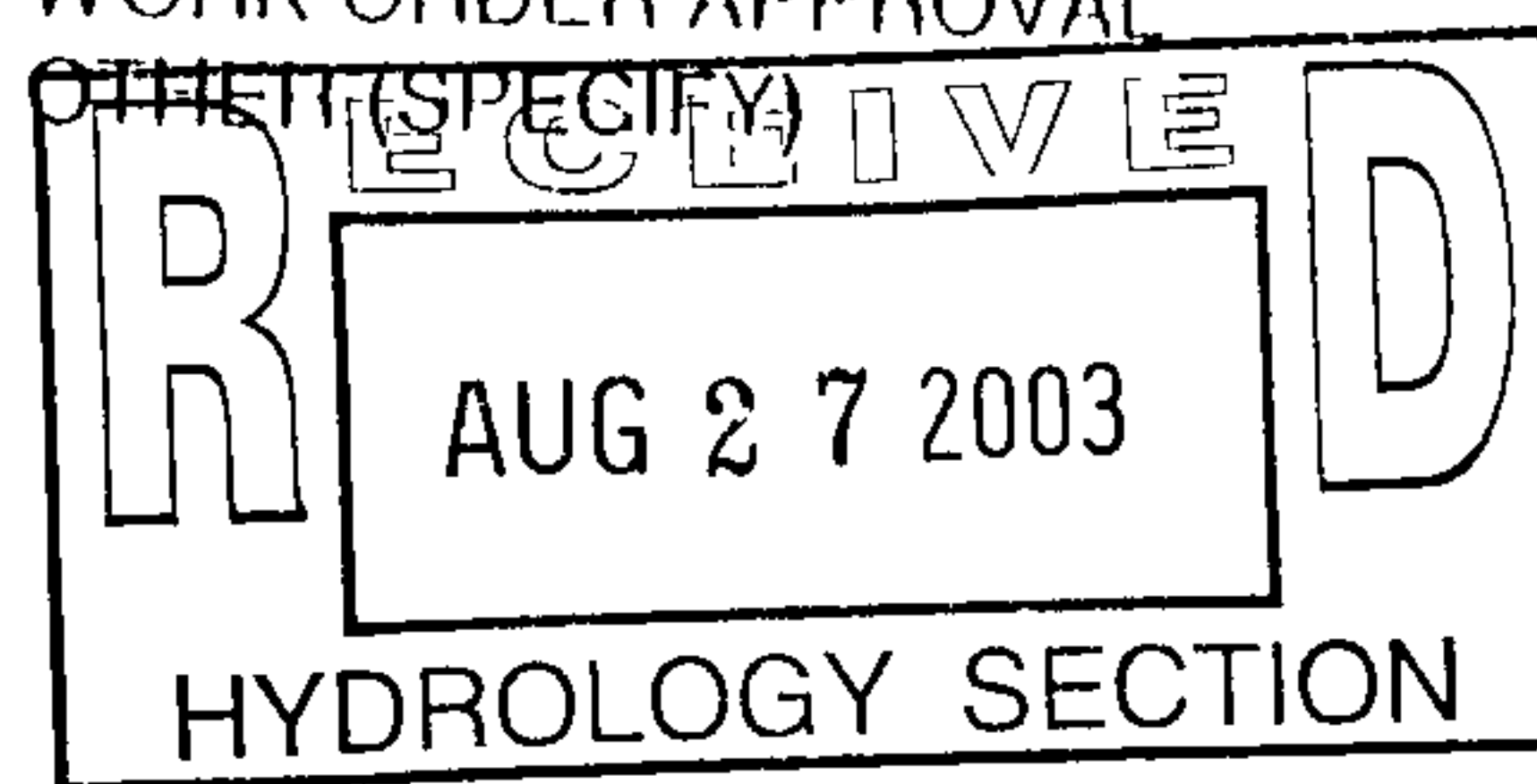
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPL. 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: 08-27-03 BY: FRED C. ARFMAN

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.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Also see

TCL



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

August 26, 2003

Mr. Carlos Montoya, PE
City Floodplain Administrator
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Bear Canyon Professional Center (F-21/D57)

Dear Mr. Montoya:

Please find our responses to your comment letter dated July 30, 2003 for the above referenced project. An additional site inspection was conducted on August 19, 2003 to further identify the impact of potential offsite storm waters entering the site from the apartment complex to the east. Accordingly, we offer the following response:

1. *Please show details on how runoff from the parking lot will enter the pond.*

Curb cuts (2'-0") with rip-rap side slope protection has been added to the plan.

2. *Please show outfall pipe for the pond.*

The 4" diameter PVC outfall pipe shall discharge the detained pond storm waters at an average rate of 0.5 cfs onto Montgomery Blvd. Pipe and note referencing City Standard Drawing 2235 (Drain Line Through Curb) have been added to the current plan. S.O. 19 sign-off with COA standard notes has been added to the plan.

3. *How will runoff from Phase III enter the pond?*

Roof drainage pattern for Bldg. No. 3 will be similar to Bldg. No. 2; all roof flows are forced to the west and will discharge at five (5) roof drains with future splash pad onto the Phase Two paving or the landscape area connected to the pond.

4. *Please show drainage basin for the site.*

Additional minor drainage basin limits are now shown on the drainage exhibit.

Mr. Carlos Montoya
August 26, 2003
Page 2

Quantify offsite flows

5. Section A-A shows an existing wall. Please show how and where the offsite flows enter the site.

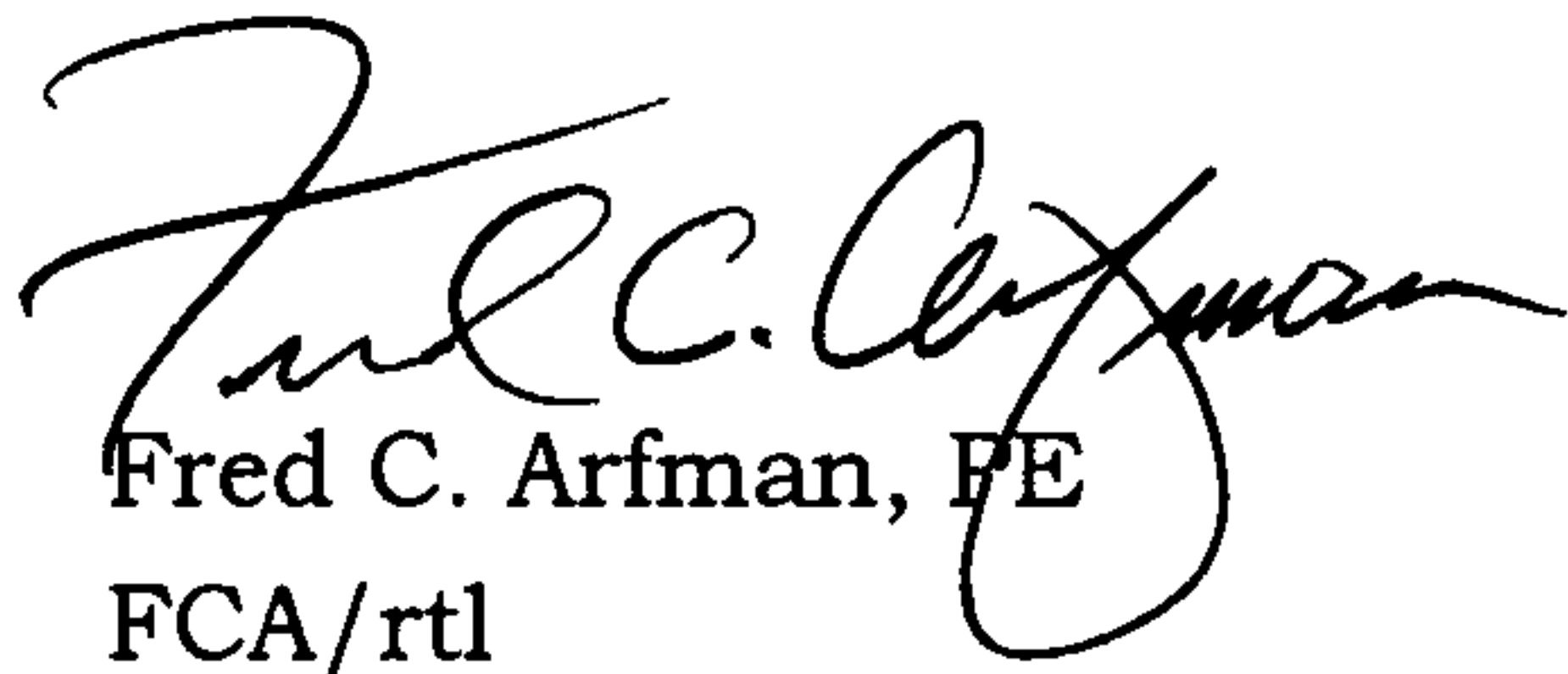
The existing apartment complex to the north and east has a contributing offsite drainage basin (approximately 60 feet in depth to the east). The basin consists of mainly grass areas with one-half of the apartment building roof area also contributing storm water. There are no defined drainage patterns and the apparent offsite flows will enter evenly along the west property line through the existing wood slat fence. The computed runoff value is as follows:

$Q_{100} = 1.03$ cfs spread along the 252 feet of common frontage

$V_{100} = 1,588$ cu ft to be conveyed and passed through the site

Very truly yours,

ISAACSON & ARFMAN, P.A.


Fred C. Arfman, PE
FCA/rtl

ENCLOSURE: REVISED PLAN (08-27-03)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 30, 2003

Fred Arfman, PE
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

**RE: Bear Canyon Professional Center Phase II - Montoya Dental Complex
Grading and Drainage Plan (F-21/D57)
Engineer's Stamp Dated July 14, 2003**

Dear Mr. Arfman:

Based on the information provided in your submittal received July 21, 2003, the above referenced plan cannot be approved for Building Permit until the following comments are addressed.

- Please show details on how runoff from parking lot will enter the pond.
- Please show outfall pipe for pond.
- How will runoff from phase III enter the pond?
- Please show drainage basins for the site.
- Please quantify offsite flows.
- Section A-A shows an existing wall. Please show how and where the offsite flows enter the site.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

Bear Canyon Professional Center

~~F-BUDG-2~~

PROJECT TITLE: Montoya Dental Complex ZONE MAP/DRG. FILE #: F-21/0057
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B1 First Christ Church Addition
 CITY ADDRESS: 10151 Montgomery Blvd. NE

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

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

OWNER: Frank Montoya, DDS
 ADDRESS: 8501 Candalaria NE, #D-2
 CITY, STATE: ABQ, NM

CONTACT: Frank Montoya
 PHONE: 275-1462
 ZIP CODE: 87112

ARCHITECT: de la Torre Architects, P.A.
 ADDRESS: 2400 Louisiana NE, Bldg. 3, Ste. 110
 CITY, STATE: ABQ, NM

CONTACT: Nick Pirkl
 PHONE: 883-7918
 ZIP CODE: 87110

SURVEYOR: ALS, Inc.
 ADDRESS: P.O. Box 30701
 CITY, STATE: ABQ, NM

CONTACT: Tim Aldrich
 PHONE: 884-1990
 ZIP CODE: 87190

CONTRACTOR: Gerald Martin Construction
 ADDRESS: 8501 Jefferson St. NE
 CITY, STATE: ABQ, NM

CONTACT: Fred Gurenz
 PHONE: 823-6842
 ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

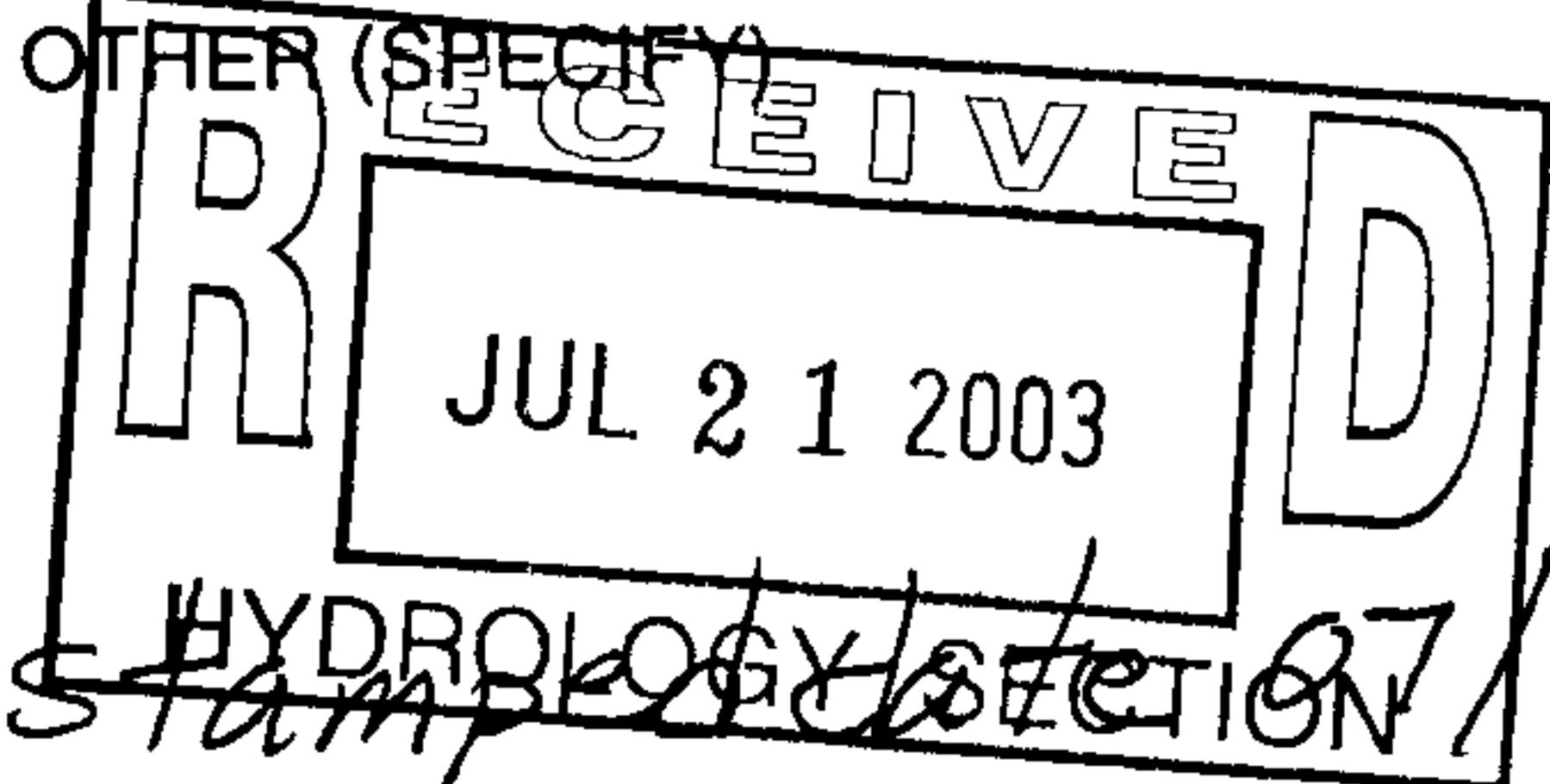
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (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



Resubmittal w/current stamp

DATE SUBMITTED: 7/21/03 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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 27, 2001

Fred Arfman, P.E.
ISAACSON & ARFMAN
128 Monroe NE
Albuquerque, NM 87108

**RE: Grading and Drainage ReCertification-
BEAR CANYON PROFESSIONAL CENTER (F-21/D057)
(PAD SITE #1) FOR MONTOYA DENTAL COMPLEX
(10151 Montgomery Blvd NE)
Engineer's Stamp dated 6/12/2000
Engineers ReCertification dated 2/22/2001**

Dear Mr. Arfman:

Based upon the information provided in your Engineers ReCertification submittal dated 2/22/2001, the above referenced site is approved for Permanent Certificate of Occupancy for the northerly Pad Site #1 only.

Please note: This Permanent Certificate of Occupancy does not include the other two pads directly south on this site (Pad Sites #2 & #3)

If I can be of further assistance, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Senior Civil Engineer
Hydrology Section, PWD

C: Vickie Chavez, COA
Teresa Martin, COA

✓ file

DRAINAGE INFORMATION SHEET

F-24/0057

PROJECT TITLE: BEAR CANYON PROFESSIONAL CENTER
MONTTOYA DENTAL COMPLEX
PHASE ONE (POST #1)

ZONE ATLAS/DRNG. F-24
FILE#:

DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: TRACT B1 FIRST CHRIST CHURCH ADD'N

CITY ADDRESS: 10151 MONTGOMERY BLVD. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: FRED ARFMAN

ADDRESS: 128 Monroe Street NE PHONE: 268-8828

CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: FRANK MONTTOYA DDS CONTACT: FRANK MONTTOYA

ADDRESS: 8501 CANDELARIA NE # D-2 PHONE: 275-1662

CITY, STATE: ABQ, NM ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCHITECTS CONTACT: NICK PIRKL

ADDRESS: 2400 LOUISIANA NE PHONE: 883-7918

CITY, STATE: ABQ, NM ZIP CODE: 87110

SURVEYOR: ALS CONTACT: TIM ALDRICH

ADDRESS: P.O. BOX 30701 PHONE: 884-1990

CITY, STATE: ABQ, NM ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONSTRUCTION CONTACT: FRED GARENZ

ADDRESS: 8501 JEFFERSON ST. NE PHONE: 823-6842

CITY, STATE: ABQ, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ 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 APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY) _____

PRE-DESIGN MEETING:

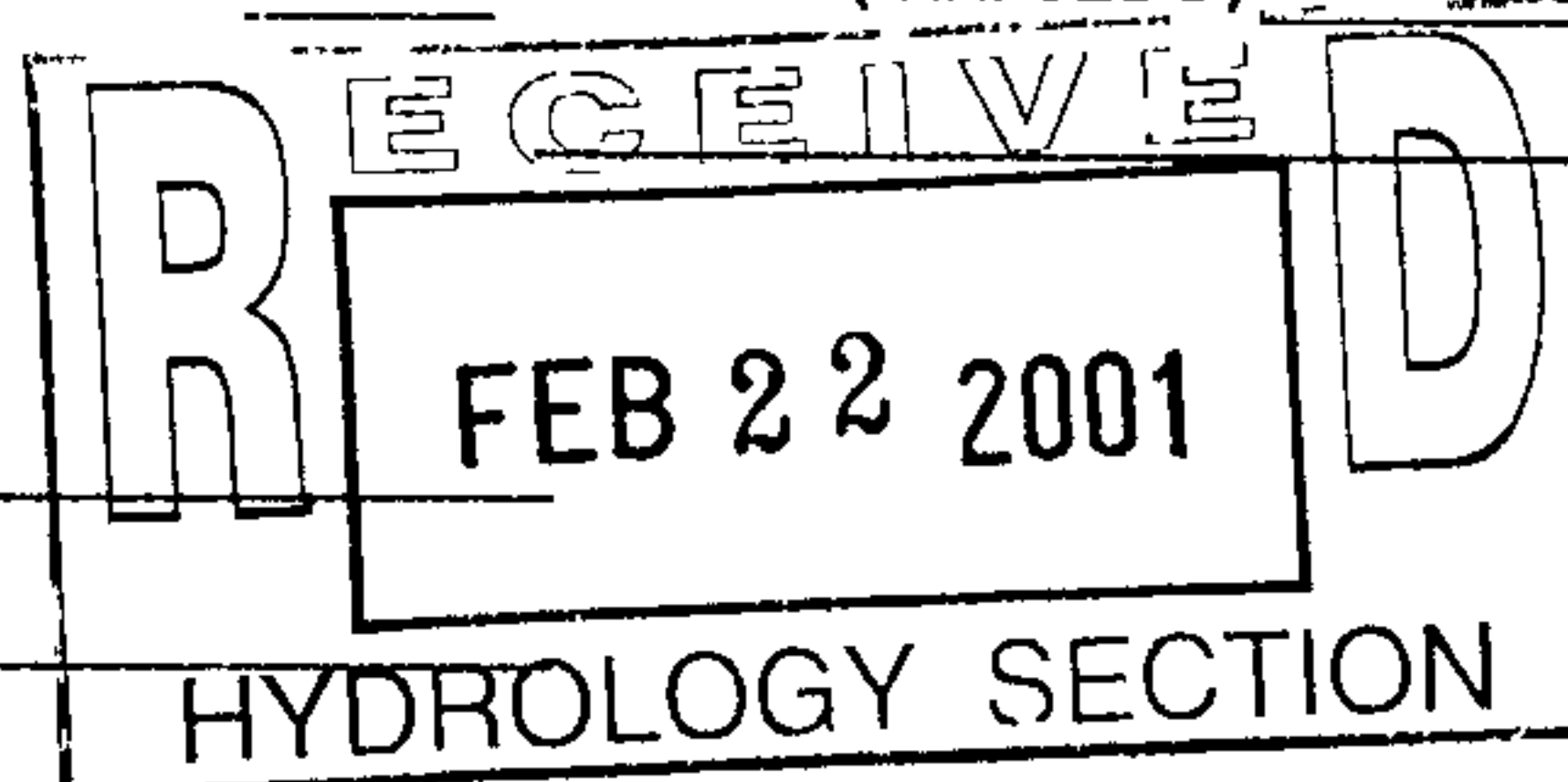
- ☐ YES
☐ NO
☐ COPY PROVIDED

* ALL REQUIREMENTS TO
RECEIVE PERM. C.O.
(DRAINAGE) HAVE BEEN
SATISFACTORILY MET.

7A
02.22.01

DATE SUBMITTED: 02.22.01

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





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 23, 2001

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

**RE: BEAR CANYON PROFESSIONAL CENTER, PHASE 2 - Pad Site # 2 (F21-D57).
GRADING AND DRAINAGE PLAN FOR FOUNDATION PERMIT. ENGINEER'S
STAMP DATED FEBRUARY 22, 2001.**

Dear Mr. Arfman:

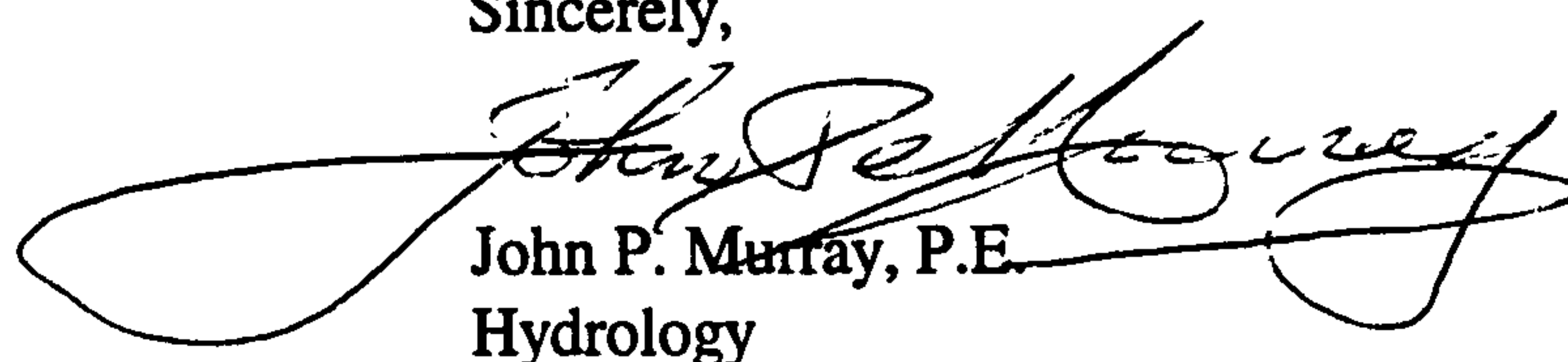
Based on the information provided on your February 22, 2001 submittal, the above referenced project is approved for Foundation Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occpancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
✓ File

DRAINAGE INFORMATION SHEET

PROJECT BEAR CANYON PROFESSIONAL CENTER
 TITLE: MONTROYA DENTAL CENTER
 ZONE ATLAS/DRNG. F-21/D057
 FILE#: PAD SITE #2
 DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: TRACT B1 FIRST CHRIST CHURCH ADDN

CITY ADDRESS: 10151 MONTGOMERY BLVD. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.

CONTACT: FRED ARFMAN

ADDRESS: 128 Monroe Street NE

PHONE: 268-8828

CITY, STATE: Albuquerque, NM

ZIP CODE: 87108

OWNER: FRANK MONTROYA DDS

CONTACT: FRANK MONTROYA

ADDRESS: 8501 CANDELARIA NE # D-2

PHONE: 275-1662

CITY, STATE: ABQ, NM

ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCHITECTS

CONTACT: NICK PIRKL

ADDRESS: 2400 LOUISIANA NE

PHONE: 883-7918

CITY, STATE: ABQ, NM

ZIP CODE: 87110

SURVEYOR: ALS

CONTACT: TIM ALDRICH

ADDRESS: P.O. Box 30701

PHONE: 884-1990

CITY, STATE: ABQ, NM

ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONST

CONTACT: FRED GURENZ

ADDRESS: 8501 JEFFERSON ST. NE

PHONE: 823-6842

CITY, STATE: ABQ, NM

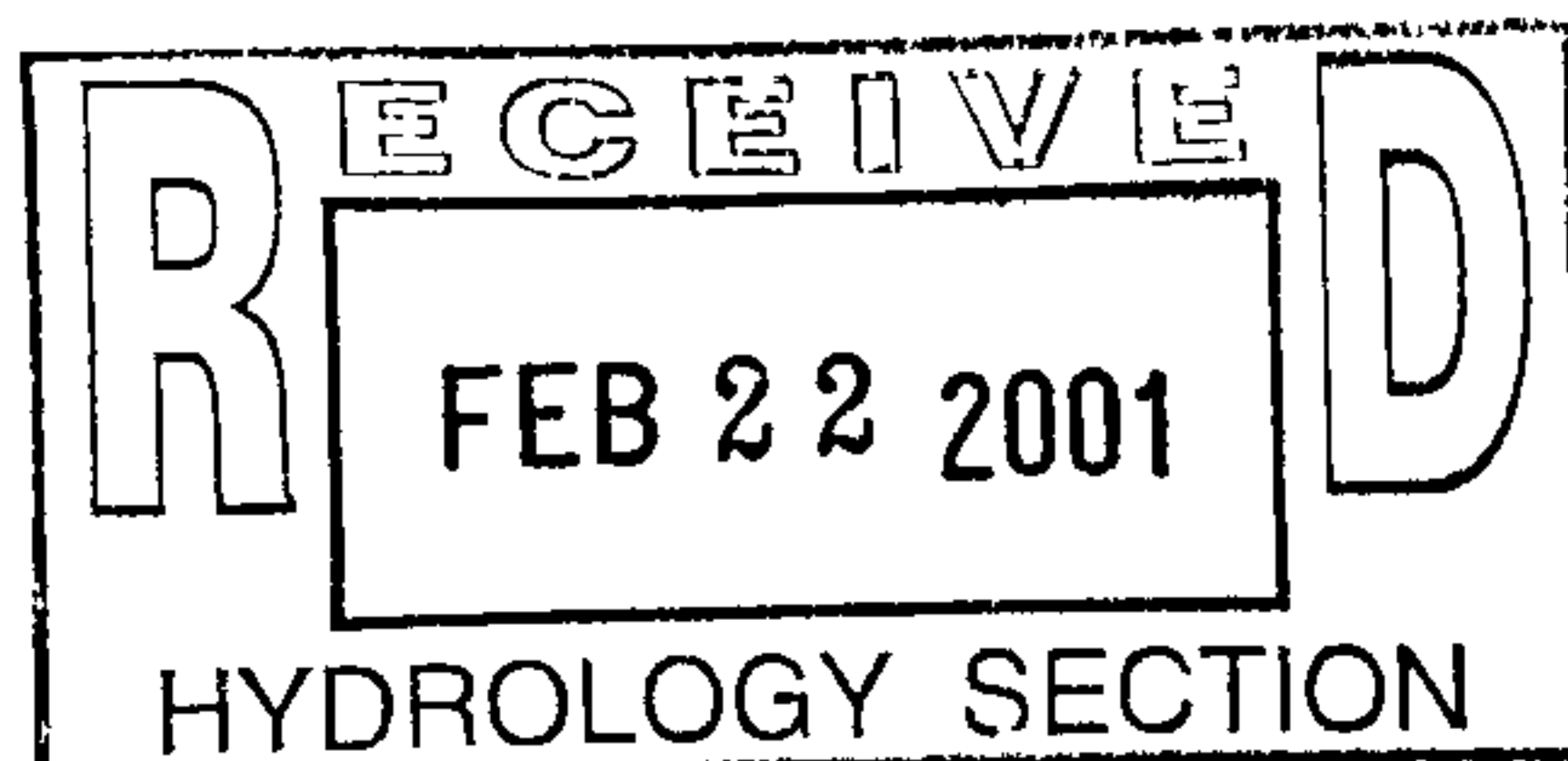
ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ 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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 02.22.01

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

DRAINAGE INFORMATION SHEET

PROJECT BEAR CANYON PROFESSIONAL CENTER
TITLE: MONTROYA DENTAL COMPLEX

ZONE ATLAS/DRNG. F-21/D057
FILE#:

DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: TRACT B1 FIRST CHRIST CHURCH ADDN

CITY ADDRESS: 10151 MONTGOMERY BLVD. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.

CONTACT: FRED ARFMAN

ADDRESS: 128 Monroe Street NE

PHONE: 268-8828

CITY, STATE: Albuquerque, NM

ZIP CODE: 87108

OWNER: FRANK MONTROYA DDS

CONTACT: FRANK MONTROYA

ADDRESS: 8501 CANDELARIA NE # D-2

PHONE: 275-1662

CITY, STATE: ABQ, NM

ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCHITECTS

CONTACT: NICK PIRKL

ADDRESS: 2400 LOUISIANA NE

PHONE: 883-7918

CITY, STATE: ABQ, NM

ZIP CODE: 87110

SURVEYOR: ALS

CONTACT: TIM ALDRICH

ADDRESS: P.O. Box 30701

PHONE: 884-1990

CITY, STATE: ABQ, NM

ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONST

CONTACT: FRED GURENZ

ADDRESS: 8501 JEFFERSON ST. NE

PHONE: 823-6842

CITY, STATE: ABQ, NM

ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S.DEV. PLAN FOR SUB'D. APPROVAL
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☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT-APPROVAL

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

☐ CERTIFICATE OF OCCUPANCY APPROVAL

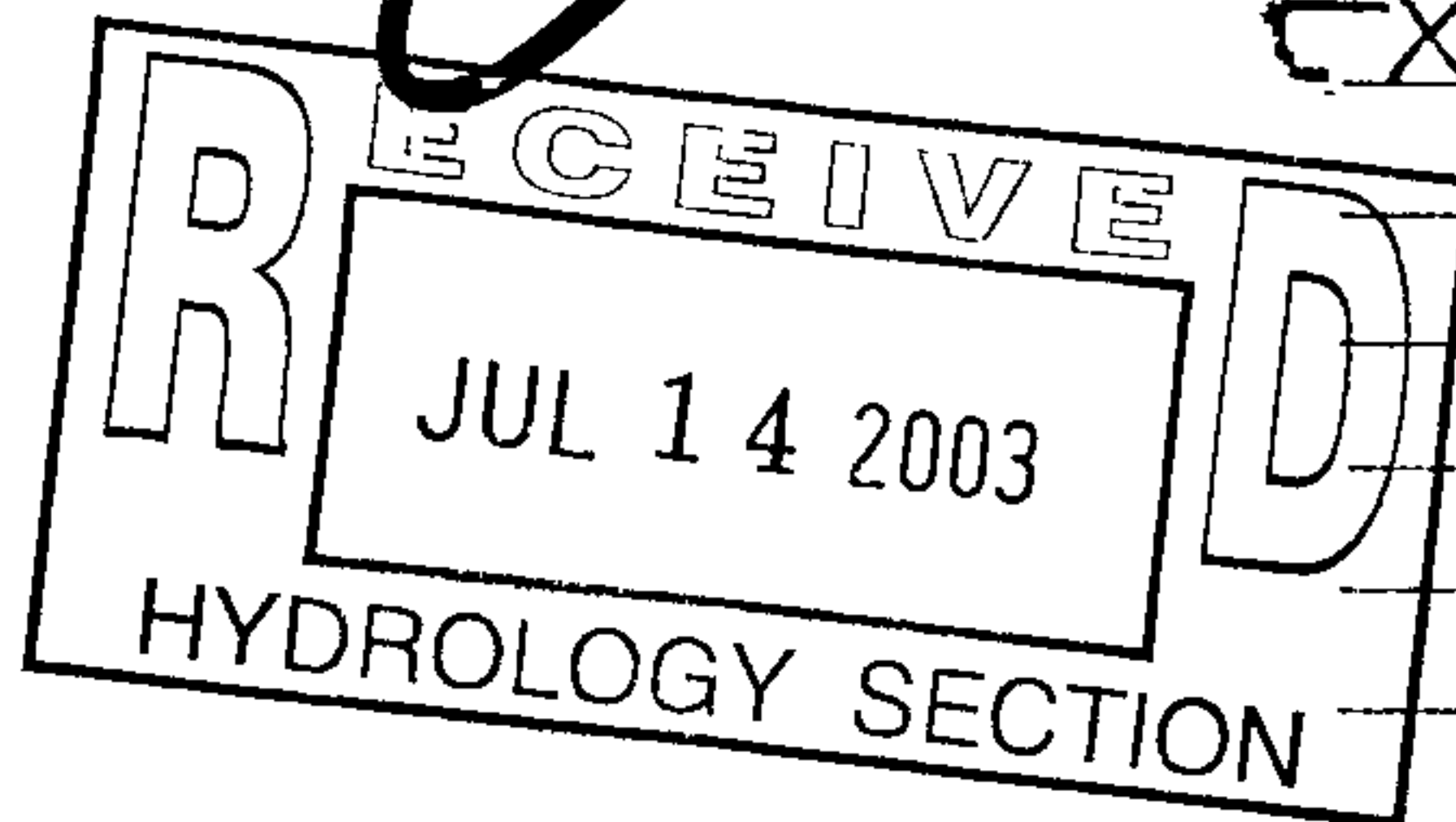
☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 07-14-03

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

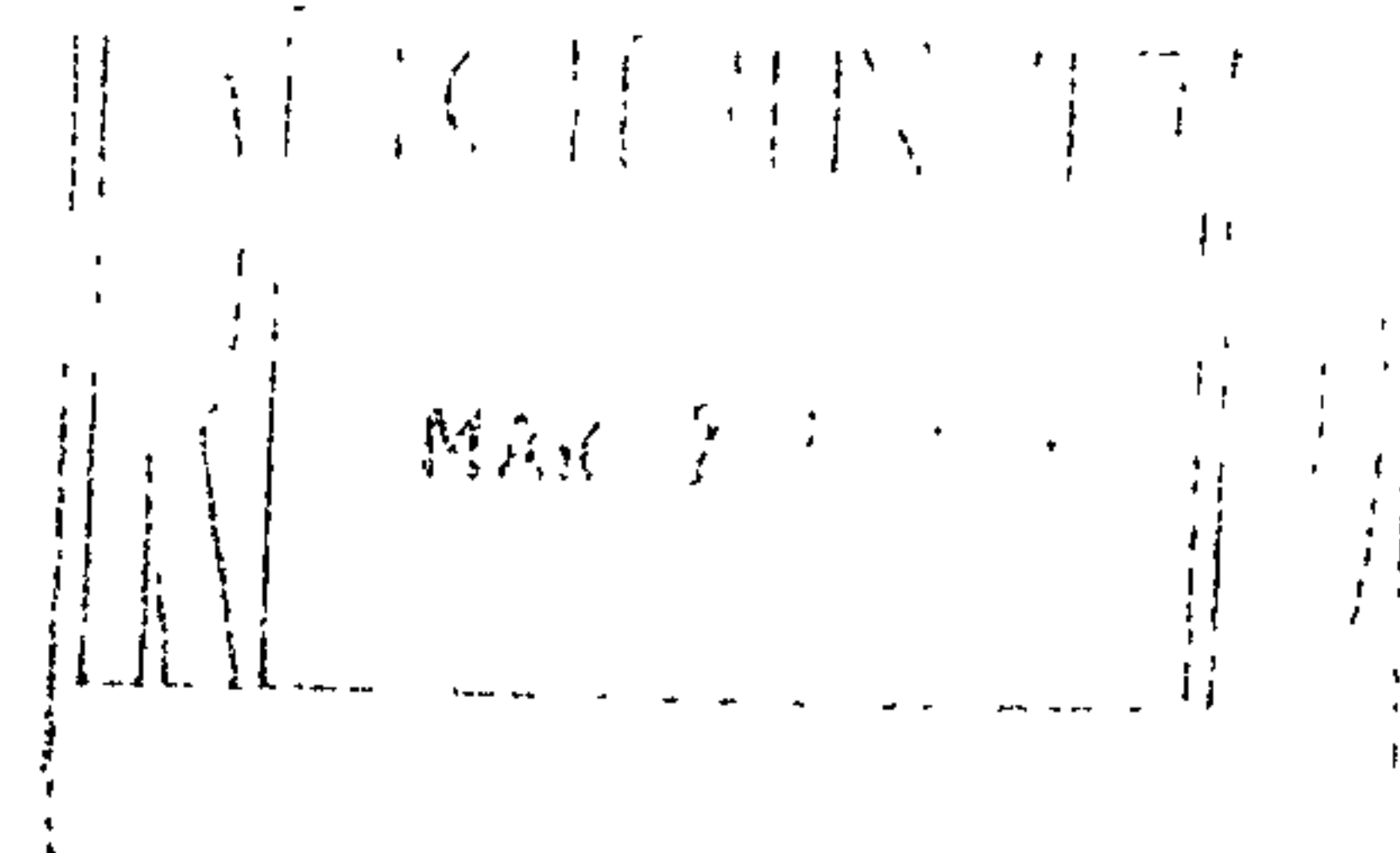


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 23, 2001

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



**RE: BEAR CANYON PROFESSIONAL CENTER, PHASE 2 - Pad Site # 2 (F21-D57).
GRADING AND DRAINAGE PLAN FOR FOUNDATION PERMIT. ENGINEER'S
STAMP DATED FEBRUARY 22, 2001.**

Dear Mr. Arfman:

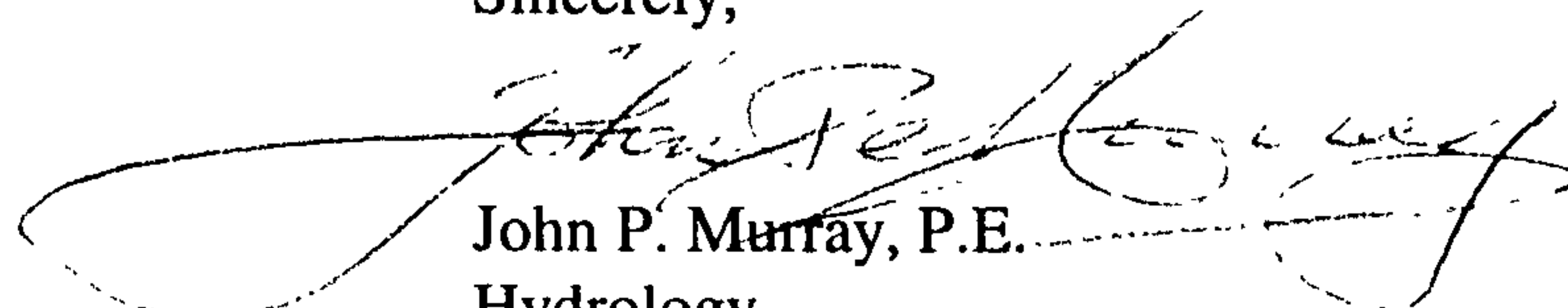
Based on the information provided on your February 22, 2001 submittal, the above referenced project is approved for Foundation Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

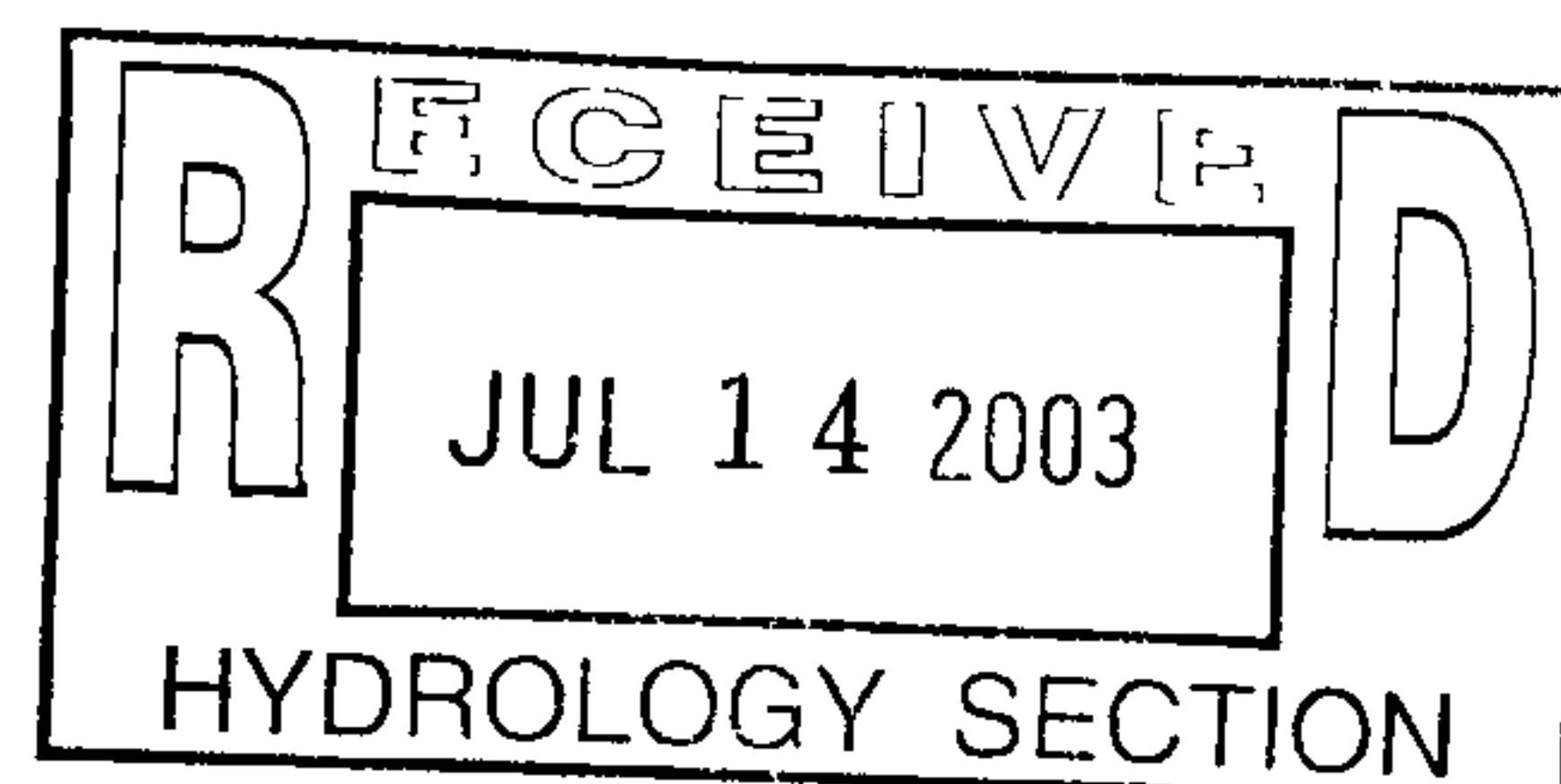
Prior to Certificate of Occpancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 31, 2001

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, New Mexico 87109

RE: BEAR CANYON PROFESSIONAL CENTER- (F-21/D057)
PAD SITE #1 FOR MONTOKA DENTAL COMPLEX
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS STAMP DATED JUNE 12, 2000

Dear Mr. Arfman:

Based on the information provided on your January 25, 2001 submittal, the above referenced project is approved for a 60-DAY TEMPORARY Certificate of Occupancy for the Northerly Pad Site (Montoya Dental Complex).

A temporary Certificate of Occupancy has been issued for 60 days, until the ponding issues adjacent to the building have been corrected. When this issue has been resolved, and an Engineers Certification has been resubmitted to the City's Hydrology office, a Permanent Certificate of Occupancy for the Montoya Dental Complex (Pad Site #1) will be issued.

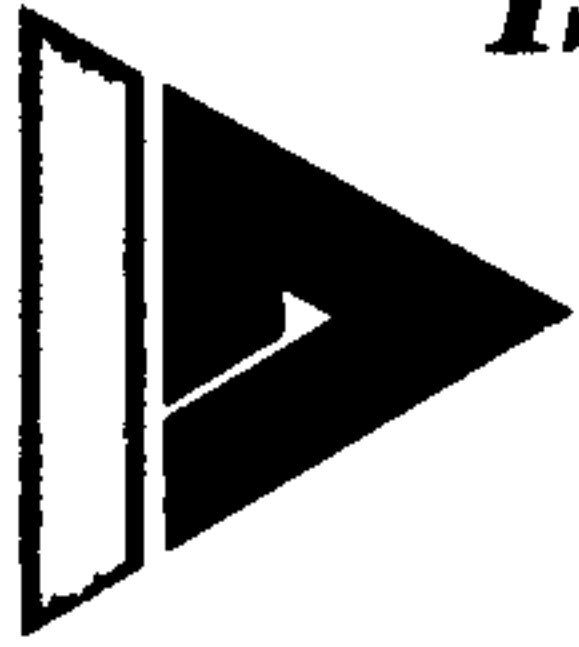
Please note this Certificate of Occupancy does not include the other two pads directly south on this site (Pad Sites #2 & #3).

If I can be of further assistance, please feel free to contact me at 924-3986.

Sincerely,

Bradley L. Bingham
Senior Civil Engineer, Hydrology
C.O.A./Public Works Department

c: Teresa Martin
Vickie Chavez
File



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 29, 2001

Mr. Loren D. Mainz, PE
City Engineer/AMAFCA Designee
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Bear Canyon Professional Center
(aka Montoya Dental Complex)
10151 Montgomery Blvd. NE
F-21/D057**

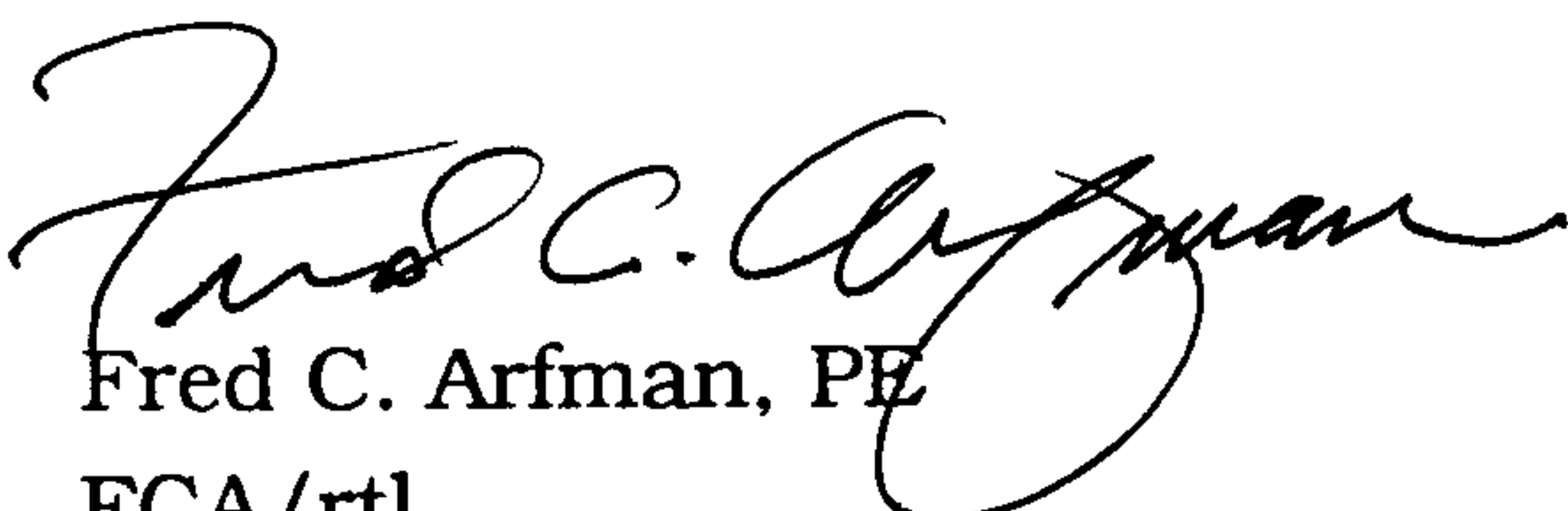
Dear Mr. Mainz:

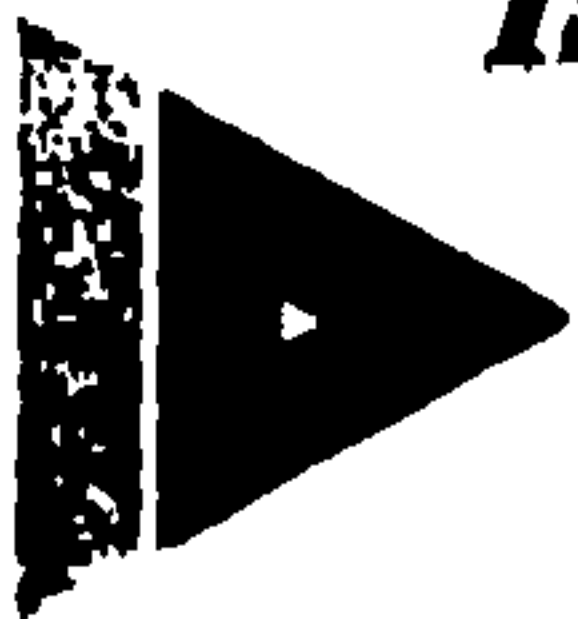
Isaacson & Arfman, P.A. is the consulting engineer for the drainage design of the above referenced project. A hydrology submittal was made on January 24, 2001 requesting a "temporary" Certificate of Occupancy based on the site as-built grades. Our standard certification was placed on the plan as well as a clarification note with respect to the grading along the north side of the building. We are monitoring the contractors drainage punch list items and at this time are requesting a temporary Certificate of Occupancy be used for the project.

We will resubmit a re-certified drainage/grading plan once all corrective items are complete. Thank you for your assistance in this matter.

Very truly yours,

ISAACSON & ARFMAN, P.A.


Fred C. Arfman, PE
FCA/rtl

**ISAACSON & ARFMAN, P.A.****Consulting Engineering Associates****Thomas O. Isaacson, PE & LE, Principal Engineer
Scott M. McGee, PE**

January 29, 2001

Mr. Loren D. Meinz, PE
City Engineer/AMAFCA Designee
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Bear Canyon Professional Center
(aka Montoya Dental Complex)
10151 Montgomery Blvd. NE
F-21/D057**

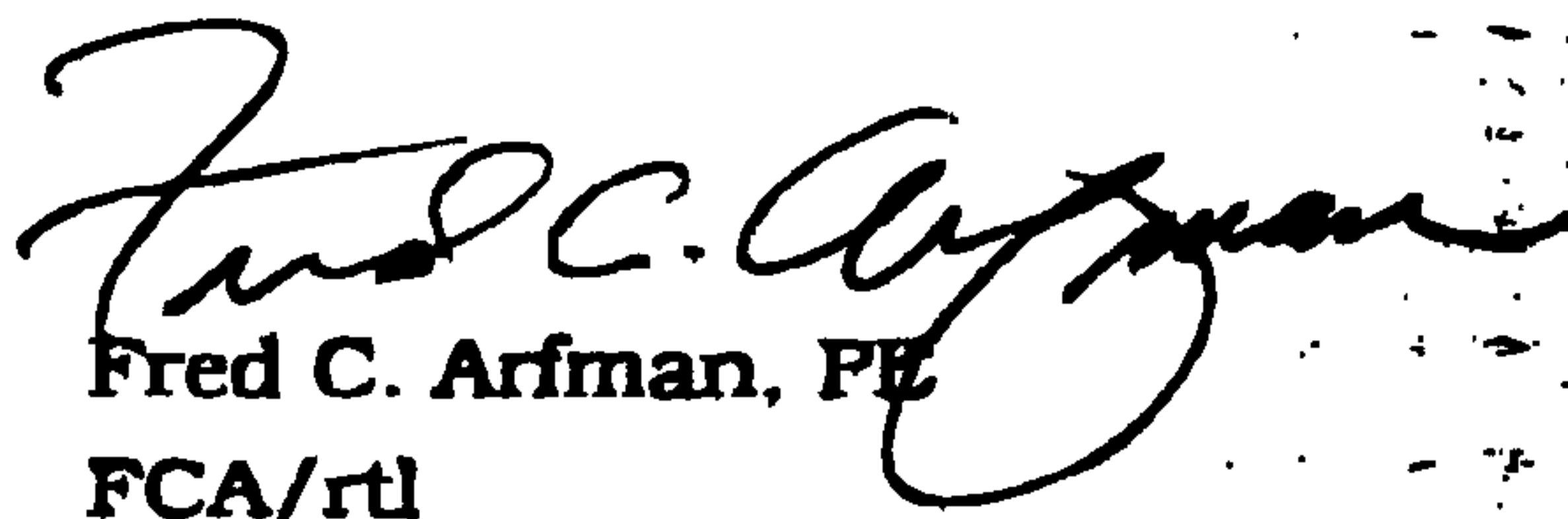
Dear Mr. Meinz:

Isaacson & Arfman, P.A. is the consulting engineer for the drainage design of the above referenced project. A hydrology submittal was made on January 24, 2001 requesting a "temporary" Certificate of Occupancy based on the site as-built grades. Our standard certification was placed on the plan as well as a clarification note with respect to the grading along the north side of the building. We are monitoring the contractors drainage punch list items and at this time are requesting a temporary Certificate of Occupancy be used for the project.

We will resubmit a re-certified drainage/grading plan once all corrective items are complete. Thank you for your assistance in this matter.

Very truly yours,

ISAACSON & ARFMAN, P.A.


Fred C. Arfman, PE
FCA/rtl

**ISAACSON & ARFMAN, P.A.****Consulting Engineering Associates**Thomas G. Isaacson, PE & ES • Fred Arfman, PE
Scott M. McGee, PE

FAX NO. (505) 268-2632

***** FAX TRANSMITTAL MEMO *****

TO:

Loren Mainz
Hydrology Division

DATE:

1/29/01

FAX #:

924-3864

cc:

FROM:

Fred Arfman

Isaacson & Arfman, P.A.

REFERENCE:

Bear Canyon Professional Center
F-21/D057

TOTAL NUMBER OF PAGES (INCLUDING COVER)

2

Hard copy to follow via mail.

MESSAGE:

Letter dated 1/29/01

This fax is intended only for the personal and confidential use of the addressee or addressees named above. It contains information that is privileged and confidential. Any unauthorized review, disclosure, copying or dissemination of this transmission is strictly prohibited. If you have received this transmission in error, please notify the sender by telephone immediately so that we can arrange for its return to us. Thank you for your cooperation.

IN CASE OF DIFFICULTY, PLEASE CALL THE NUMBER LISTED BELOW.

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

FRI

F21/D57

Montoya Dental Complex

for Temp CO IFA

logged in 1/25/01

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEAR CANYON PROFESSIONAL CENTER
MONTROYA DENTAL COMPLEX

ZONE ATLAS/DRNG. F-21/DO57
 FILE#:

DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: TRACT B1 FIRST CHRIST CHURCH ADD'N

CITY ADDRESS: 10151 MONTGOMERY BLVD NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.

ADDRESS: 128 Monroe Street NE

CITY, STATE: Albuquerque, NM

CONTACT: FRED ARFMAN

PHONE: 268-8828

ZIP CODE: 87108

OWNER: FRANK MONTROYA DDS

ADDRESS: 8501 CANDELARIA NE # D-2

CITY, STATE: ABQ, NM

CONTACT: FRANK MONTROYA

PHONE: 275-1662

ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCHITECTS

ADDRESS: 2400 LOUISIANA NE

CITY, STATE: ABQ, NM

CONTACT: NICK PIRKL

PHONE: 883-7918

ZIP CODE: 87110

SURVEYOR: ALS

ADDRESS: P.O. Box 30701

CITY, STATE: ABQ, NM

CONTACT: TIM ALDRICH

PHONE: 884-1990

ZIP CODE: 87190

CONTRACTOR: GERALD MARTIN CONSTRUCTION

ADDRESS: 8501 JEFFERSON ST. NE

CITY, STATE: ABQ, NM

CONTACT: Tom

PHONE: 823-6842

ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

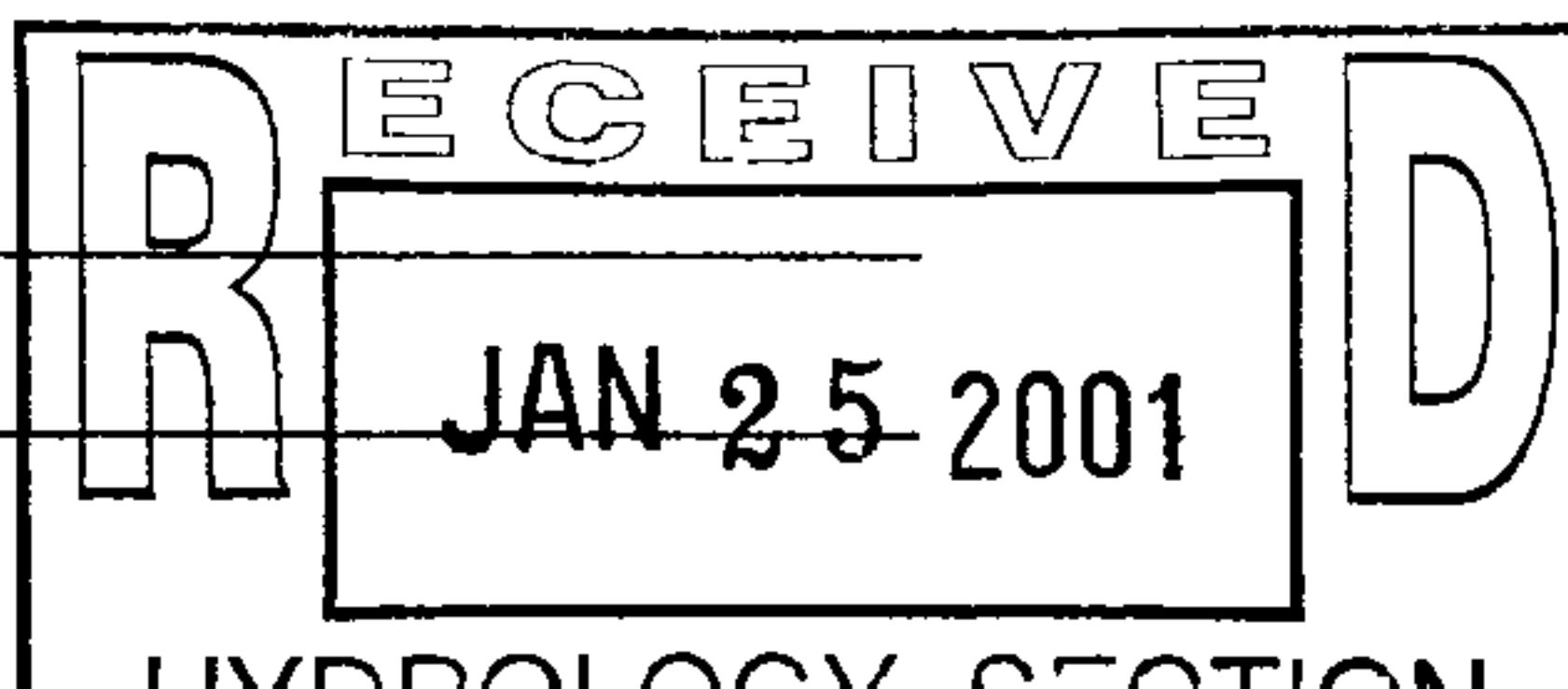
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ 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 APPROVAL (TEMP. ONLY)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 01.24.01

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





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 19, 2000

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
428 Monroe Street, NE
Albuquerque, NM 87108

RE: GRADING & DRAINAGE PLAN FOR MONTTOYA DENTAL COMPLEX (F-21
/D057) ENGINEERS STAMP DATED JUNE 12, 2000 SUBMITTED FOR
FOUNDATION & BUILDING PERMIT APPROVALS

Dear Mr. McGee,

Based upon the information provided in your June 12, 2000, submittal, the project referred to above is approved for Foundation Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MONTTOYA DENTAL COMPLEX ZONE ATLAS/DRNG. FILE#: F-21 D057

DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: TRACT B1 FIRST CHRIST CHURCH ADD'N

CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: FRED AREMAN

ADDRESS: 128 Monroe Street NE PHONE: 268-8828

CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: FRANK MONTTOYA DDS CONTACT: FRANK MONTTOYA

ADDRESS: 8501 CANDELARIA NE # D-2 PHONE: 275-1662

CITY, STATE: ABQ, NM ZIP CODE: 87112

ARCHITECT: DE LA TORRE ARCHITECTS CONTACT: NICK PIRKL

ADDRESS: 2400 LOUISIANA NE PHONE: 883-7918

CITY, STATE: ABQ, NM ZIP CODE: 87110

SURVEYOR: ALS CONTACT: TIM ALDRICH

ADDRESS: P.O. Box 30701 PHONE: 884-1990

CITY, STATE: ABQ, NM ZIP CODE: 87190

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

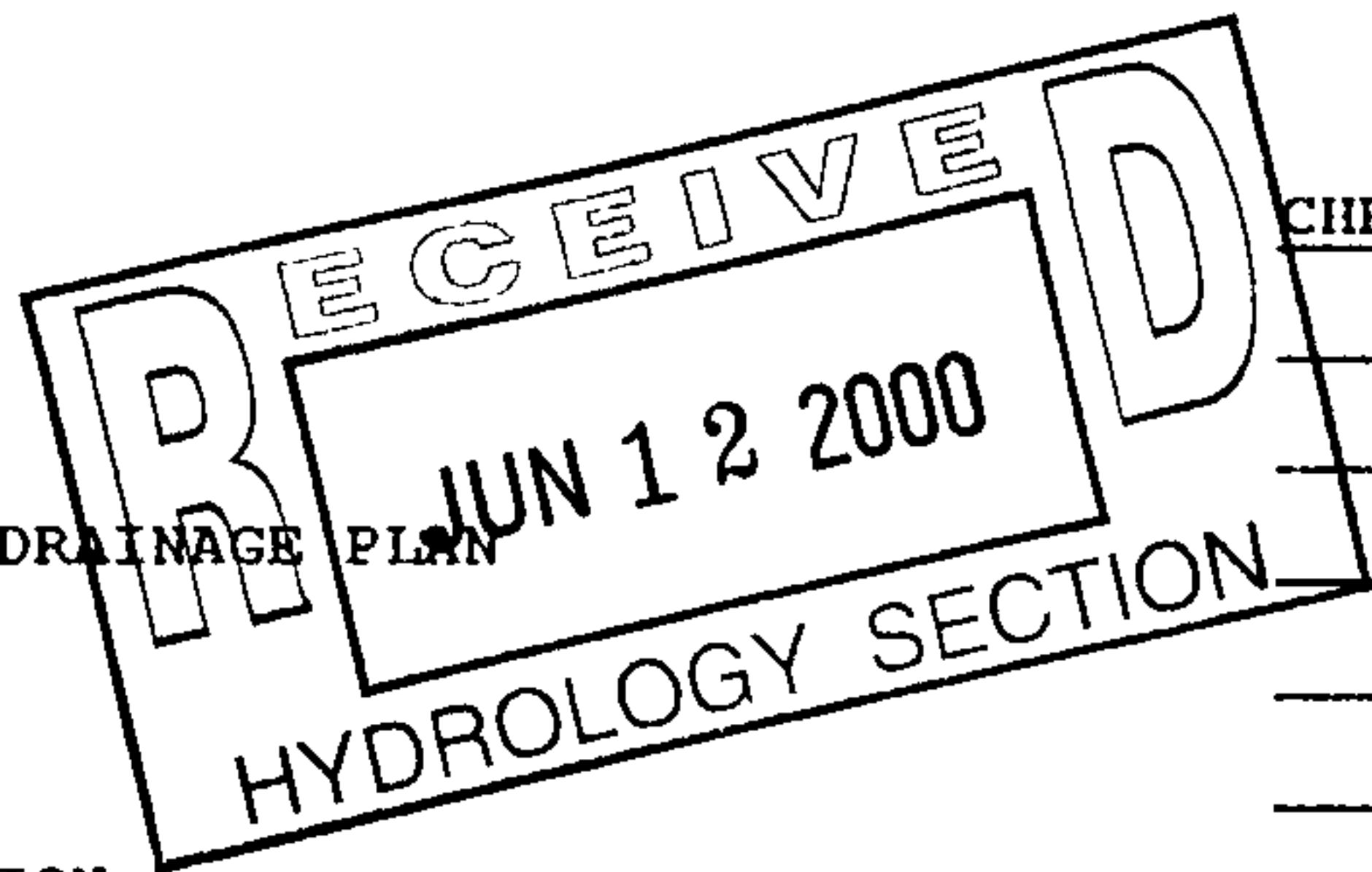
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



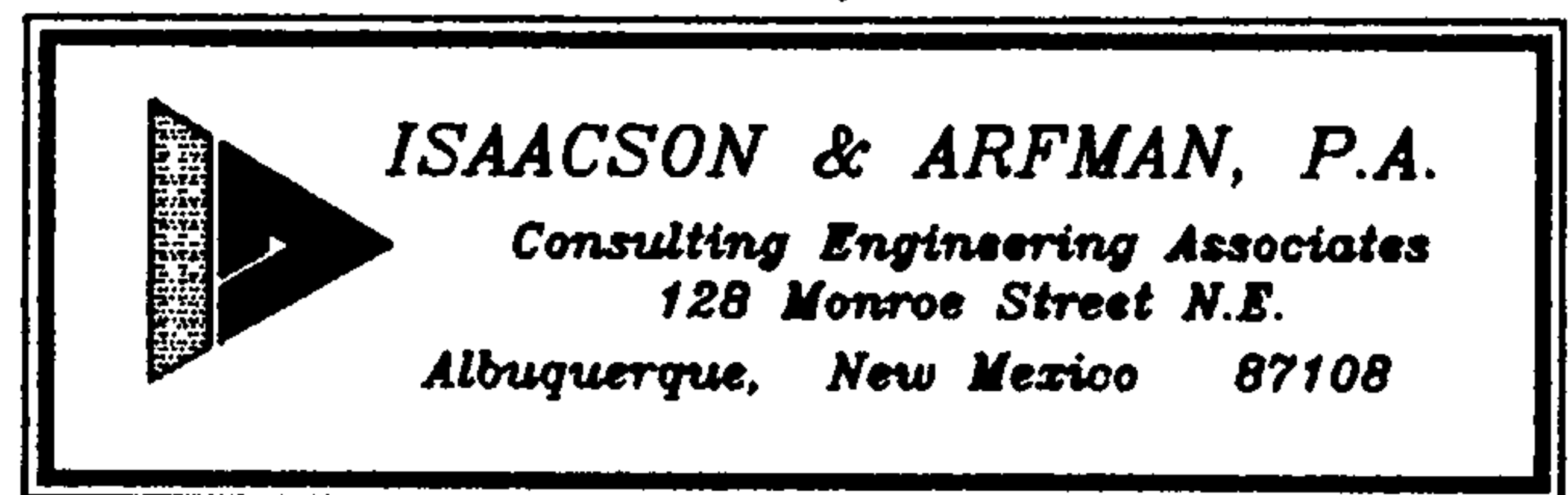
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
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- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6-12-00

BY: Scott M. McFee
FOR ISAACSON & ARFMAN, P.A.

Letter of Transmittal



To: DE LA TORRE ARCHITECTS Date: 6/12/00
CITY Job No. 1122

Attn: NICK PIRKL

Reference: MONTAÑA MEDICAL COMPLEX

We transmit to you reproducible copy(ies) of the following:

- | | | | |
|-------------------------------------|-----------------------------------|--------------------------|-----------------------|
| <input type="checkbox"/> | <u>Plats</u> | <input type="checkbox"/> | <u>Specifications</u> |
| <input checked="" type="checkbox"/> | <u>Grading</u> | <input type="checkbox"/> | <u>Submittals</u> |
| <input type="checkbox"/> | <u>Plans</u> | <input type="checkbox"/> | <u>Shop Drawings</u> |
| <input type="checkbox"/> | <u>Disks</u> | <input type="checkbox"/> | <u>Copy of Letter</u> |
| <input type="checkbox"/> | <u>Report</u> | | |
| <input checked="" type="checkbox"/> | <u>Drainage Information Sheet</u> | | |
| <input type="checkbox"/> | | | |

This information is transmitted:

- | | |
|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input checked="" type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input checked="" type="checkbox"/> Please advise |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

Remarks: As submitted to COA Hydrology for
foundation permit

By: Scott McFee

Copies to: COA Hydrology
file



City of Albuquerque

***Public Works Department
Transportation Development Services Section***

July 18, 2000

Jorge De La Torre Registered Arch.,
De La Torre Architects, P.A., AiA.
2400 Louisiana N.E.
Albuquerque, New Mexico 87110

Re: T.C.L. submittal for building permit approval for Montoya Dental Clinic [F21/ D057],
XXXX Montgomery Blvd. N.E., First Christ Church Addition, Tract B1,
Engineer's Stamp dated ~~1/14/2000~~
6/16/2000

Dear Mr. De La Torre,

The location referenced above, is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached written comments and red-lined T.C.L. markup.

Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

Written Comments: File # F-21 / D057
7/18/2000

- For this Plan, and all others following, submit full street address of site. Could be part of title block or Drainage Application sheet in Hydrology file.
- New and existing elements noted on the TCL must be shown, labelled, and dimensioned correctly and accurately, this includes all items stated in the DPM, Section 23.6C.1b, any buildings, street curb & gutter, all drive aisles, drivepads, porch columns or walkway columns at front or side of building adjacent to parking stalls, and all landscaping (or include landscape plan). _Need to see clear differentiation between new construction and existing on TCL. Note on TCL if conditions are not field verified.
- Need to see proof of agreement between this site and the church site allowing parking on church parking area.
- Show, label, and dimension existing and/or new street sidewalks. City sidewalk ordinance requires minim. 4' street sidewalks along the frontage of all commercial sites being developed. _Minim. 6' street sidewalks needed along the frontage of all commercial sites being developed adjacent to major streets (Montgomery).
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of TCL and new review will be needed.
- - 15' radius curve needed on all end islands along the traffic circulation path.
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states its equivalency to standard asphalt surfacing.
- Show, label and dimension easement limits on TCL.
- Need to see that all existing obstacles in City right-of-way, in all existing sidewalks, have been picked up.
- Linework on Drainage Plan and Landscape Plan must match T.C.L. exactly. _Confirm the acceptability of the changes in T.C.L. that are required by this office with Hydrology. _If minor changes are acceptable to Hydrology, call out on T.C.L.: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION WILL BE DONE FROM THIS SHEET.
- - Callout to label on asphalt "COMPACT" or equal at small car stalls at end of stall.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 5, 1987

Tom Mann, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR 10151 MONTGOMERY BLVD., NE
(F-21/D57) RECEIVED DECEMBER 3, 1986

Dear Mr. Mann:

I have reviewed the referenced plan, dated December 2, 1986, and forward the following comments:

1. Please show proposed contours for the site.
2. Please address if a drainage easement is needed through the church property. The existing contours in the church property indicate that the structure could be damaged from your sites flows.
3. Please indicate if there are any off-site flows.

If you should have any questions or comments regarding this review, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

AREA IN ACRES	=	2.5
6-HR RAINFALL IN INCHES	=	2.47
TIME TO CONCENTRATION IN MINUTES	=	10
INTENSITY IN INCHES/HOUR	=	5.220993

***** USING WEIGHTED C METHOD *****

TOTAL BASIN AREA IN ACRES	=	2.5
AREA IN ACRES FOR SURACE TYPE	=	.4568
CORRESPONDING SURFACE TYPE C FACTOR	=	.9

SUM TOTAL OF AREAS TO THIS POINT	=	.4568
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AREA IN ACRES FOR SURACE TYPE	=	1.707
CORRESPONDING SURFACE TYPE C FACTOR	=	.95

SUM TOTAL OF AREAS TO THIS POINT	=	2.1638
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AREA IN ACRES FOR SURACE TYPE	=	.3402
CORRESPONDING SURFACE TYPE C FACTOR	=	.25

SUM TOTAL OF AREAS TO THIS POINT	=	2.504
----------------------------------	---	-------

THE WEIGHTED C VALUE	=	.8471281
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THE PEAK DISCHARGE IN CFS	=	11.05712
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THE FOLLOWING IS USED TO CALCULATE THE RATIONAL RUNOFF HYDROGRAPH

***** DETERMINING VOLUME BY THE SCS METHOD *****

DIRECT RUNOFF FROM BASIN IN INCHES	=	1.7
AREA OF BASIN IN ACRES	=	2.5
BASIN RUNOFF VOLUME IN CUBIC FEET	=	15427.5

TOTAL DURATION OF RUNOFF (min.)	=	46.50848
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FILE COPY



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DRAINAGE INFORMATION SHEET

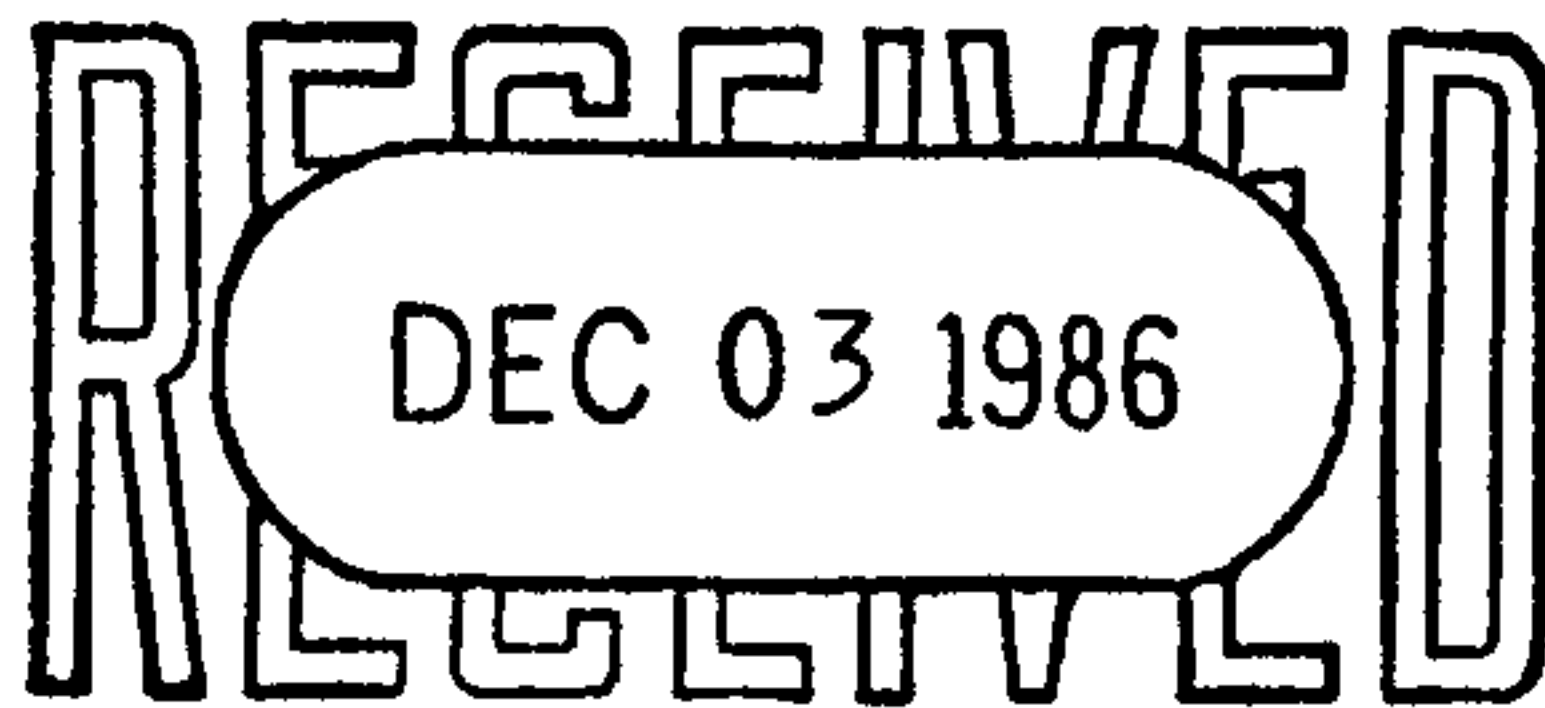
PROJECT TITLE: 10151 Montgomery NE ZONE ATLAS/DRNG. FILE #: F-21/057
 LEGAL DESCRIPTION: _____
 CITY ADDRESS: 10151 Montgomery NE
 ENGINEERING FIRM: Tom Mann & Assoc Inc CONTACT: Tom Mann
 ADDRESS: 811 Dallas NE PHONE: 265-5611
 OWNER: Unknown CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: Don Kueger CONTACT: Bill Kueger
 ADDRESS: 126 Glen Chenault NE PHONE: 293-7888
 SURVEYOR: Unknown CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: W/A CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECORD SHEET PROVIDED



DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☒ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☒ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER (SPECIFY)

DATE SUBMITTED: 12/2/86

BY: Tom Mann

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: F21 DATE: 8-23-85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Blanchard Site

STREET ADDRESS (IF KNOWN): on Montgomery between Eubank & Morris

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____ PRELIMINARY PLAT
☒ SITE DEVELOPMENT PLAN
____ OTHER _____

____ FINAL PLAT
☒ BUILDING PERMIT
____ ROUGH GRADING _____

	WHO	REPRESENTING
ATTENDANCE:	<u>Jerry Paz</u>	_____
	<u>Carlos Montoya</u>	_____
	_____	_____

FINDINGS:

- ① Conceptual plan minimum for Site Plan Approval
- ② Drainage plan for Building Permit sign-off
- ③ Free discharge appears appropriate due to the following reasons. Engineer must address free discharge:
 - (A) Time of concentration to flooding in Montgomery is greater than T.C. of the drainage area which causes flooding.
 - (B) Storm drain in Montgomery and street acceptable street flow can convey the flows in Montgomery.
 - (C) in fill site.
 - (D) sites east & west of site are free discharge.
 - (E) S.A.D. 204 has improved existing drainage conditions.
 - (F) flooding in Montgomery stays in public R/W.
 - (G) minimum impact downstream due to improvements.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Carla A. Matya
TITLE: _____
DATE: 8-23-85

SIGNED: Jerry B. Paz
TITLE: McIzen-Corbett & Assoc
DATE: 8/23/85