

December 22, 2016

Jeff Wooten, PE Wooten Engineering 1005 21st St, SE Rio Rancho, NM 87124

Re: Commercial & Apartment Building

4419 4th St. NW

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 12-7-15 (G14D066)

Certification dated: N/A

Dear Mr. Wooten,

Based on the verbal Certification received 12/22/2016, Hydrology has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.

Principal Engineer, Planning Department

www.cabq.gov Development and Review Services

TE/AC

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



December 10, 2015

Richard J. Berry, Mayor

Jeffrey T. Wooten Wooten Engineering 1368 Reynosa Loop SE Rio Rancho, NM, 87124

RE: Commercial & Apartment Building - Phase I

4th St NW and Freeman Ave NW Grading and Drainage Plan

Engineer's Stamp Date 12-7-2015 (File: G14D066)

Dear Mr. Wooten:

Based upon the information received on 12-8-2015, the above referenced Grading and Drainage Plan is approved for Building Permit. Previous approval was given on 12/1/2015, but we understand that the plan was revised to make minor changes to the northern entrance. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

This replaces the previous approval given on 12/1/2015.

PO Box 1293

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

Albuquerque

Abiel Carrillo, P.E.

Sincerely,

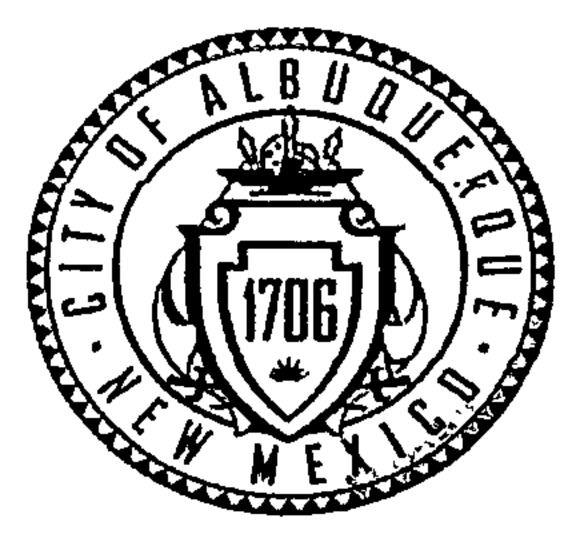
Principal Engineer, Planning Dept.

Development Review Services

www.cabq.gov

New Mexico 87103

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

	artment Building - Phase 1	Building Permit #: City Drainage #: 4100
DRB#:	EPC#:	Work Order#:
Legal Description: Tract 1-A, B	· · · · · · · · · · · · · · · · · · ·	
City Address: 4419 4th St NW	 	
Engineering Firm: Wooten E	ngineering	Contact: Jeffrey T. Wooten, P.E.
Address: 1368 Reynosa Loop	SE, Rio Rancho, NM 87124	
Phone#: 505-980-3560	Fax#: N/A	E-mail: jeffwooten.pe@gmail.com
Owner:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Architect: Scott C Anderson &	& Associates Architects	Contact: Scott Anderson
Address: 7604 Rio Penasco N	W, ABQ, NM 87120	
Phone#: 505-401-7575	Fax#: N/A	E-mail: andersonscottc@comcast.net
Other Contact:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
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December 22, 2016

Shawn Biazar SBS Construction 10209 Snowflake Ct., NW Albuquerque, NM 87114

Re: Commercial Apartment Building, Phase 1

4419 4th St NW

Request for Certificate of Occupancy- Transportation Development

Engineer's Stamp dated 4-18-16 (G14D086)

Dear Mr. Biazar,

Based upon the information provided in your submittal received 12-22-16, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation

Development for a Permanent Certificate of Occupancy to be issued by the Building

and Safety Division.

Albuquerque If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.

PO Box 1293

Traffic Engineer, Planning Dept.

www.cabq.gov Development Review Services

mao via: email C: CO Clerk, File



April 22, 2016

Shawn Biazar SBS Construction and Engineering, LLC 10209 Snowflake Ct., NW Albuquerque, NM 87114

Re: Commercial Apartment Building, Phase 1

4419 4th St. NW

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 4-18-16 (G14-D066)

Dear Mr. Biazar,

The TCL submittal received 4-13-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, 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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call New Mexico 87103 Building Safety at 924-3690.

Sincerely,

MM

www.cabq.gov

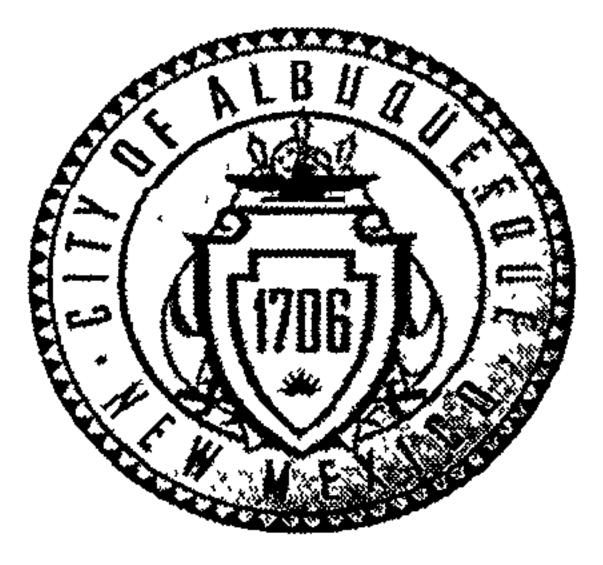
PO Box 1293

Albuquerque

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Commercial Apart. building pl		
DRB#: Local Description: TDACT 1 A DLOC		
Legal Description: TRACT 1-A, BLOC		<u>JACE</u>
City Address: 4419 4TH STREET, NV	<u>~</u>	T T T T T T T T T T T T T T T T T T T
Applicant: SBS CONSTRUCTION AND E	NGINEERING, LLC	Contact: SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., N	W, ALBUQUERQU	E, NM 87114
Phone#: (505) 804-5013	Fax#: (505)897-	E-mail: <u>AECLLC@AOL.COM</u>
Other Contact:		Contact:
Address:	·	
Phone#:	Fax#:	E-mail:
Check all that Apply:		
Check an that Appry.		
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OTHER (SPECIFY)		PRE-DESIGN MEETING?
IS THIS A RESUBMITTAL?: X Yes	No	OTHER (SPECIFY)LAND DEVELOPMENT SECTION
DATE SUBMITTED: 4-13-2016	By: SHAW	N BIAZAR

NAth St Section
Los Enegos



Planning Department Transportation Development Services

December 8, 2015

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

Re: Commercial & Apartment Building - Phase I

4419 4th St., NW

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 10-15-15 (G14-D066)

Dear Mr. Wooten,

The TCL submittal received 12-08-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, 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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.

12 Mul

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



December 1, 2015

Richard J. Berry, Mayor

Jeffrey T. Wooten Wooten Engineering 1368 Reynosa Loop SE Rio Rancho, NM, 87124

RE: Commercial & Apartment Building – Phase I

4th St NW and Freeman Ave NW

Grading and Drainage Plan

Engineer's Stamp Date 11-23-2015 (File: G14D066)

Dear Mr. Wooten:

Based upon the information received in your submittal received 11-23-2015, the above referenced Grading and Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Ensure the appropriate paperwork has been completed for the Floodplain Construction Permit.

PO Box 1293

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

Albuquerque

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

New Mexico 87103

www.cabq.gov

10,0

Abiel Carrillo, P.E.

Principal Engineer, Planning Dept. Development Review Services

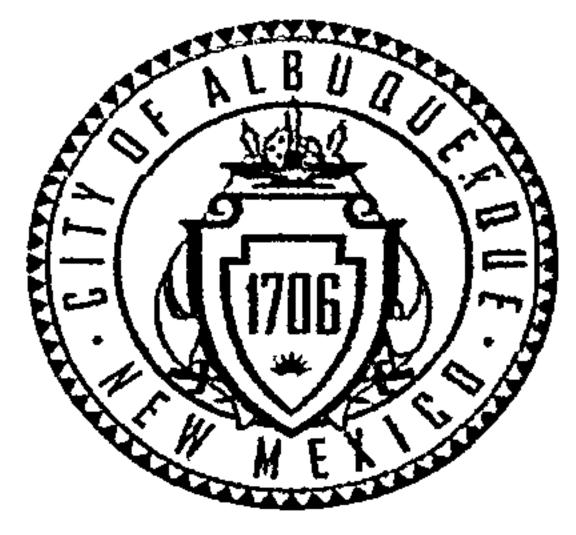
RA/AC

Sincerely.

Orig:

Drainage file

c.pdf Addressee via Email



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Commercial & Apartment B	uilding - Dhaco 1	Building Permit #: City Drainage #: DOG
DRB#:	EPC#:	Building Permit #: City Drainage #: 1000 Work Order#:
Legal Description: Tract 1-A, Block 1, Be		WOIK Oluciπ.
City Address: 4419 4th St NW		•
Engineering Firm: Wooten Engineering		Contact: Jeffrey T. Wooten, P.E.
Address: 1368 Reynosa Loop SE, Rio R Phone#: 505-980-3560	Fax#: N/A	Fiil. ioffwooton no@amail.com
FIIOHER: 505-500-5500	Pax#; IV/A	E-mail: jeffwooten.pe@gmail.com
Owner:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Architect: Scott C Anderson & Associa	tes Architects	Contact: Scott Anderson
Address: 7604 Rio Penasco NW, ABQ, I	NM 87120	
Phone#: 505-401-7575	Fax#: N/A	E-mail: andersonscottc@comcast.net
Other Contact:		Contact:
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Check all that Apply:		
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CONCEPTUAL G & D PLAN		FINAL PLAT APPROVAL
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DRAINAGE MASTER PLAN		FOUNDATION PERMIT APPROVAL
DRAINAGE REPORT		X GRADING PERMIT APPROVAL
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OTHER (SPECIFY)		PRE-DESIGN MEETING
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IS THIS A RESUBMITTAL?: X Yes	No	
DAME (11/02/2015)	1 &S	v T Wooten DE
DATE SUBMITTED: 11/23/2015	By: Jenre	ey T. Wooten, P.E.



Wooten Engineering
1005 21st Street SE, Suite B1
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

November 23, 2015

Mr. Abiel Carillo, PE
Principal Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

VIA E-Mall: acarillo@cabq.gov

RE: Commercial & Apartment Building – Phase 1, 4419 4th St NW Grading and Drainage Plans, Revised 11/23/2015 (File: G14/D066)

Abiel,

We are in receipt of your comments dated November 16, 2015 regarding the subject project. The revised plans are included with this resubmittal. Below are responses to your comments.

- 1. Per our phone discussion on 11/20/15 we have removed the statement about accepting 'any offsite flows'. The flow in question was a very small area at the southeast corner of our site which will flow along the property line and not across the site. All other flows on the property to the south are contained on their site. An easement will not be required. ✓
- 2. We have added some cobble at the northwest corner of the site to minimize erosion from the pond's potential overflow discharge.
- 3. The curb openings were already called out on the TCL plan, which you likely did not receive a copy. We have added notes to the Grading Plan as well identifying the curb cut locations.
- 4. The necessary notes have been added to the plans showing that work within the right-of-way will be per separate work order. We also removed the SO-19 notes.
 - We are also aware that we will need a Floodplain Construction Permit. I will try to find you when I visit your office today so that I can fill in the form.
- 5. A cross section of the proposed pond outfall has been added to the plan. $\sqrt{}$
- 6. We have updated the notes on the plan to show the pipe connecting to the existing inlet as a 12" HPPP pipe.
- 7. A note regarding the smooth transition has been added to the plan. $\sqrt{}$
- 8. We have addressed the comments from the transportation department and the changes to the site plan are reflected on the attached revised plans.

We believe we have addressed all engineering related comments on the plans. Please feel free to call if you have any further questions or comments concerning the revised plans.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E. Owner

NOV 2.3 2015

LAND DEVELOPMENT SECTION

November 16, 2015

Richard J. Berry, Mayor

Jeffrey T. Wooten Wooten Engineering 1368 Reynosa Loop SE Rio Rancho, NM, 87124

RE: Commercial & Apartment Building – Phase I

4th St NW and Freeman Ave NW

Grading and Drainage Plan

Engineer's Stamp Date 10-9-2015 (File: G14D066)

Dear Mr. Wooten:

Based upon the information received on 10-9-2015, the following items need to be addressed prior to Building Permit and Work Order (see comment #5) approval. Separate Grading and Paving permits are not typically required for small commercial developments.

PO Box 1293

- Albuquerque
- New Mexico 87103
- www.cabq.gov

- 1. The drainage plan language on Sheet C4 states that this development will accept "any offsite flows from the south as needed". It's not clear how flows from the south would enter this project with the addition of curb along the southern edge. However, if flows will pass through this property, then they need to be quantified and accounted for to ensure the pond operates as intended (at least estimated, in the absence of a drainage report and detailed topographic information for the adjacent property).
 - a. A private drainage easement will likely be necessary if flows are planned to pass through the property, it does not appear that one exists in the plat recently presented at DRB.
- 2. Pond 'B' needs to show an emergency spillway.
- 3. Call out the curb openings for both ponds, and the pond bottom elevation for Pond 'A'.
- 4. A Work Order (not an SO-19) will need to be processed for the improvements to the City Right of Way. The Work Order will require a Floodplain Construction permit (NW corner of 5th and Freeman is in Zone AH).



Richard J. Berry, Mayor

- 5. Please include a detail of the pond outfall (the referenced "Quick Drain" can continue to just be referenced by product name/number).
- 6. 8" PVC is not allowed for the pipe outfall that extends into City Right of Way; instead, 12" High Performance Polypropylene Pipe may be used. The approval letter to ADS from the City Engineer and the Standard Trench Installation Detail are enclosed for reference.
- 7. Call out a flush transition from the sidewalk culvert surface to the existing surface at the SE corner of the project.
- 8. Be aware that this plan does not appear to have addressed comments from Transportation, such as minimum sidewalk widths and wheelchair ramp layouts, which will be required through the TCL review.

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

PO Box 1293

Albuquerque

Abiel Carrillo, P.E.

Sincerely,

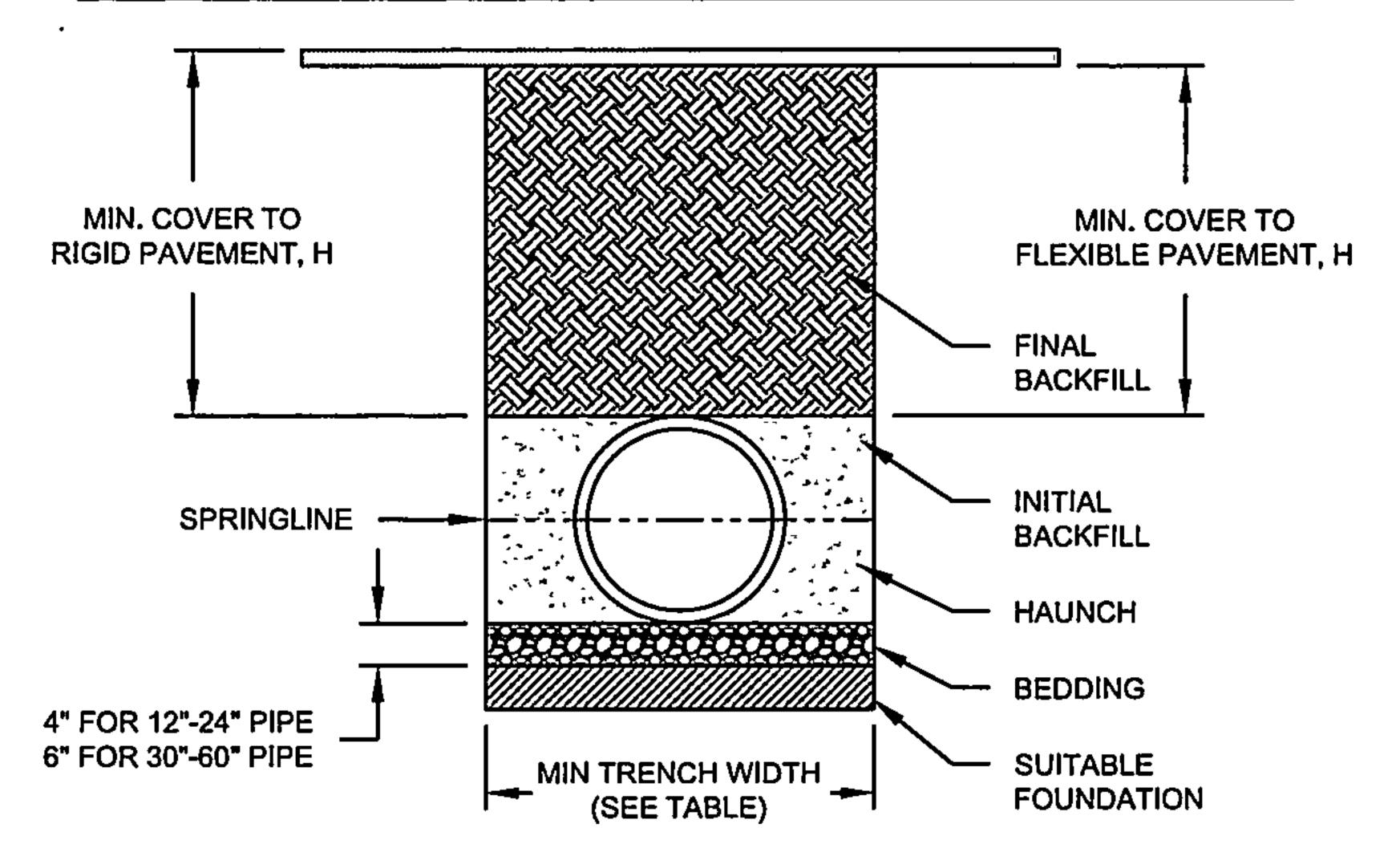
Principal Engineer, Planning Dept. Development Review Services

New Mexico 87103

www.cabq.gov

Orig: Drainage file

STORM TRENCH INSTALLATION DETAIL



- 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
- 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 3. <u>FOUNDATION:</u> WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- 4. <u>BEDDING:</u> SUITABLE MATERIAL SHALL BE CLASS I, II,OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY PER ASTM D1557 OR AS SHOWN ON THE PLANS. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-900mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
- 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. FOR TRAFFIC APPLICATIONS; CLASS I, II OR III MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 90 PERCENT OF MAXIMUM DENSITY PER ASTM D1557. CLASS IV MATERIALS AS DEFINED IN ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
- 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN TRENCH WIDTH
12" (300mm)	30" (750mm)
15" (375mm)	34" (860mm)
18" (450mm)	39" (990mm)
24" (600mm)	48" (1200mm)
30" (750mm)	56" (1420mm)
36" (900mm)	64" (1620mm)
42" (1050mm)	72" (1830mm)
48" (1200mm)	80" (2030mm)
60" (1500mm)	96" (2440mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (300mm)	48" (1200mm)
60" (1500mm)	24" (600mm)	60" (1500mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

COA HP PP STORM TRENCH INSTALLATION DETAIL

DATE
ENG
NTS

NOTES:



April 8, 2015

Peggy B Graham, PE, CFM Regional Engineer/Product Manager 9830 Niwot Road Longmont, CO 80504

RE: Updated Approval of Advanced Drainage System, Inc.'s HP (High Performance) Storm Polypropylene Pipe (PP) for Storm Drainage Applications within the Right-of-way per the Items Below

Dear Ms. Graham:

The City of Albuquerque has reviewed the submittal for your HP Storm Polypropylene Pipe (PP) and agrees to the following:

- 1. PP will be allowed in the right-of-way and under pavements for collectors and less. Applications with greater traffic counts will need approval by the City Engineer. The evaluation period for this product shall be one year from the first installation. At the end of one year the City will review all prior installations before adoption within the City's Standards. HP Storm pipe will be allowed to bid or value engineer on all city projects for the street classifications outlined above.
- 2. Referenced specifications shall include "ASTM D2321, Underground Installation for Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications", "ASTM F477 Elastomeric Seals (Gaskets) for Joining Plastic Pipe", "ASTM F2736 - 6 to 30 in. Polypropylene (PP) Corrugated Single Wall Pipe and Double Wall Pipe", "ASTM F2764 - 30 to 60 in. Polypropylene (PP) Triple Wall Pipe and Fittings for Non-Pressures Sewer Applications".

PO Box 1293

Albuquerque

- 3. Pipe diameters 12" up to and including 60" diameter will be allowed.
- A Class 1, 2 or 3 backfill materials per ASTM D2321 may be used for the bedding, haunch, and initial backfill zones per the attached trench detail. The material shall be installed per the standard installation specification and trench detail drawing.
- 5. Pipe shall meet the minimum joint performance requirements per ASTM D3212, a 10.8psi, gage, laboratory pressure test for 10 minutes with no visible leaks at the joint. Watertight joints shall be belland-spigot and gaskets shall be made of polyiosprene meeting the requirements of ASTM F477. PP New Mexico 87103 pipe will be allowed in pressure applications that comply with this standard for the duration of the storm event.
- The material and installation specifications and trench detail shall be reviewed and approved by the City of Albuquerque before publication. www.cabq.gov

Specifications for construction and materials are required to be included on the approved construction plans per this letter.

Sincerely,

Shahab Biazar, P.E. City Engineer

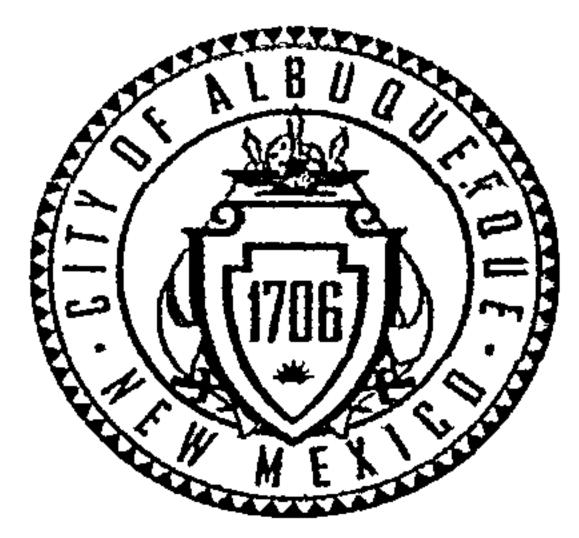
Cc:

Wilfred Gallegos, PE, COA Susanne Lubar, COA Rita Harmon, PE, COA Peter Nichols, PE, ADS

Albuquerque - Making History 1706-2006

yan Wolfe, P.E.

DMD – Construction Supervisor



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

NDD#.	t Building - Phase 1	Building Permit #: City Drainage #:640
DRB#:	EPC#:	Work Order#:
Legal Description: Tract 1-A, Block 1, City Address: 4419 4th St NW	Delinoni Piace	
City Address: 4419 401 St 1444	, , , , , , , , , , , , , , , , , , , 	· · · · · · · · · · · · · · · · · · ·
Engineering Firm: Wooten Engineer	ring	Contact: Jeffrey T. Wooten, P.E.
Address: 1368 Reynosa Loop SE, Ric	o Rancho, NM 87124	
Phone#: 505-980-3560	Fax#: N/A	E-mail: jeffwooten.pe@gmail.com
Отт		
Owner: Address:		Contact:
Phone#:	17 4.	
PHONE#;	Fax#:	E-mail:
Architect: Scott C Anderson & Assoc	ciates Architects	Contact: Scott Anderson
Address: 7604 Rio Penasco NW, ABO	Q, NM 87120	
Phone#: 505-401-7575	Fax#: N/A	E-mail: andersonscottc@comcast.net
Other Contact:		Cantaati
Address:		Contact:
Phone#:	Fax#:	E-mail:
Check all that Apply:		
DEPARTMENT:		CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT	CONTROL FIFICATION OUT (TCL) S)	X BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL PAVING PERMIT APPROVAL CRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR CENTIFICATION CENTIFICATION CENTIFICATION CENTIFICATION COUNTING COUNTING CENTIFICATION COUNTING CENTIFICATION COUNTING COUN
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT TYPE OF SUBMITTAL: ENGINEER/ ARCHITECT CERT CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYO TRAFFIC IMPACT STUDY (TIS	CONTROL DIFICATION OUT (TCL) S) TROL PLAN (ESC)	DETERMINATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL CRADING PERMIT APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL OCT 0 9 2015



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POLAROIDO

5-10-01

4419 4th NW



100033114

PULAROID®

5-10-01 4419 4th NW



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 10, 2001

William James Stevens 4227 4th Street NW Albuquerque, New Mexico 87107

Drainage Complaint for 4419 4th Street NW RE:

Dear Mr. Stevens:

I have visited the referenced site on May 10, 2001 and observed the following. There is more than 1000 square feet of asphalt millings placed on your property. Also, the plies of asphalt millings shows that you were attempting to cover the entire property. It appears that the lot will drain and pond in the northeast part of your property. Due to the size of your grading and placement of asphalt millings you will need to submit a grading and drainage plan to Hydrology for review and approval. There is a law office building adjoining the northeast portion of your lot that may be affected by your drainage. The drainage plan needs to show how you are going to safely drain your runoff to the street.

As part of your drainage plan your engineer should address the substandard drive pad on 5th Street.

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

Sincerely,

Carlos A. Montoya

City/County Floodplain Administrator

Andrew Garcia



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT
Plaza del Sol Building, Suite 720
600 2nd Street NW
Albuquerque, New Mexico 87102

Telephone (505) 924-3850 • Telecopies (505) 924-3847

May 4, 2001

William James Stevens
4227 4th St NW
Albuquerque, New Mexico 87107

Dear Mr. Stevens:

Recently, an inspection was made of the property located at 4419 4th St NW, and the vacant property west of 4419 4th St NW. This inspection revealed apparent violations of the City Zoning Code.

Specifically, it was noted that you are parking more than two truck tractors and two semitrailers for over two hours in a C-2 Zone, which requires a conditional use, and conducted on land zoned R-2, which is not allowed. Recently, asphalt millings were placed on the properties. This activity must cease immediately.

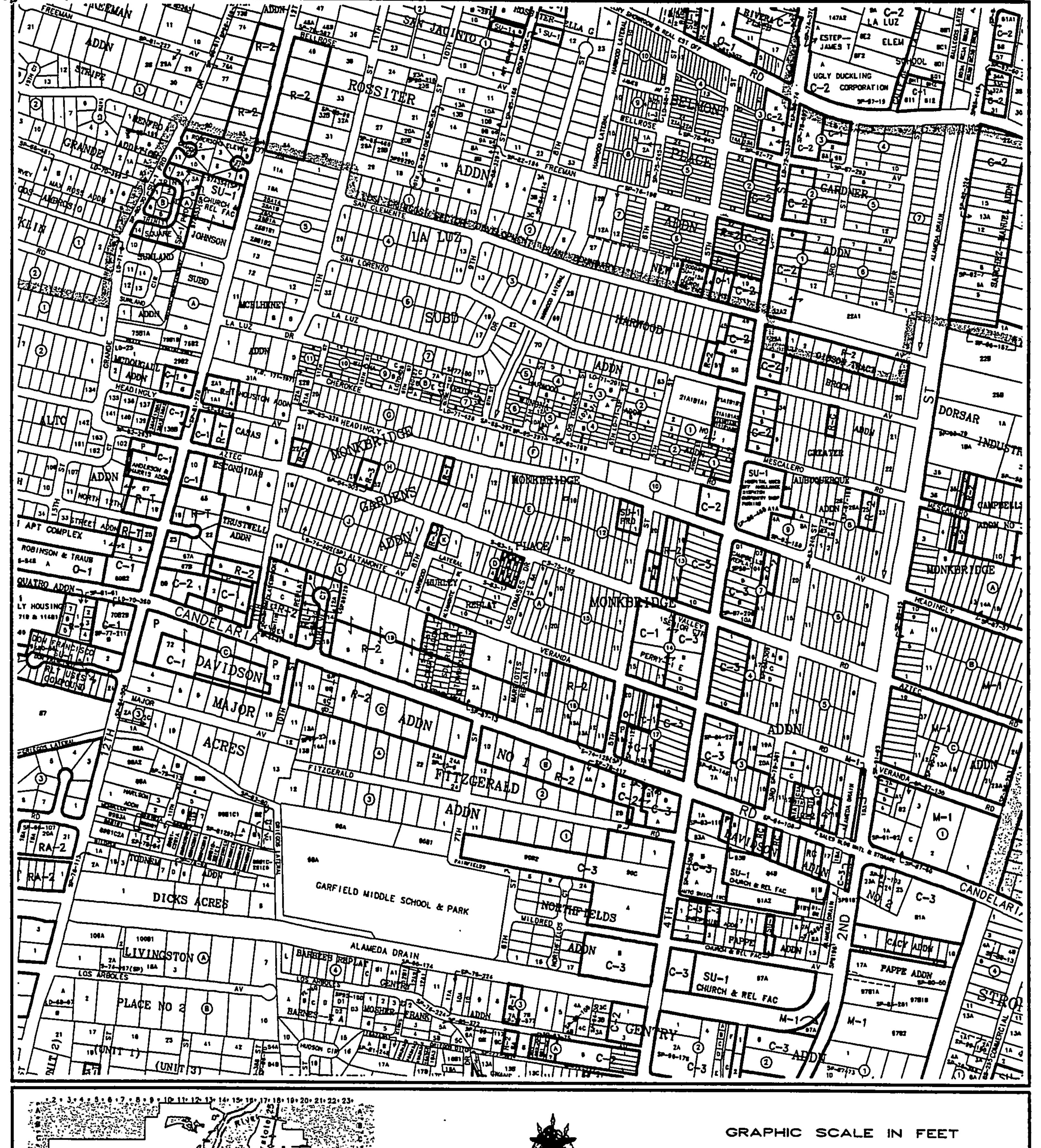
This office would like to solicit your cooperation and community spirit in correcting this situation on or before May 18, 2001. This letter shall serve as notice that another inspection of the property will be conducted. All noted violations should be corrected or properly addressed by the reinspection date.

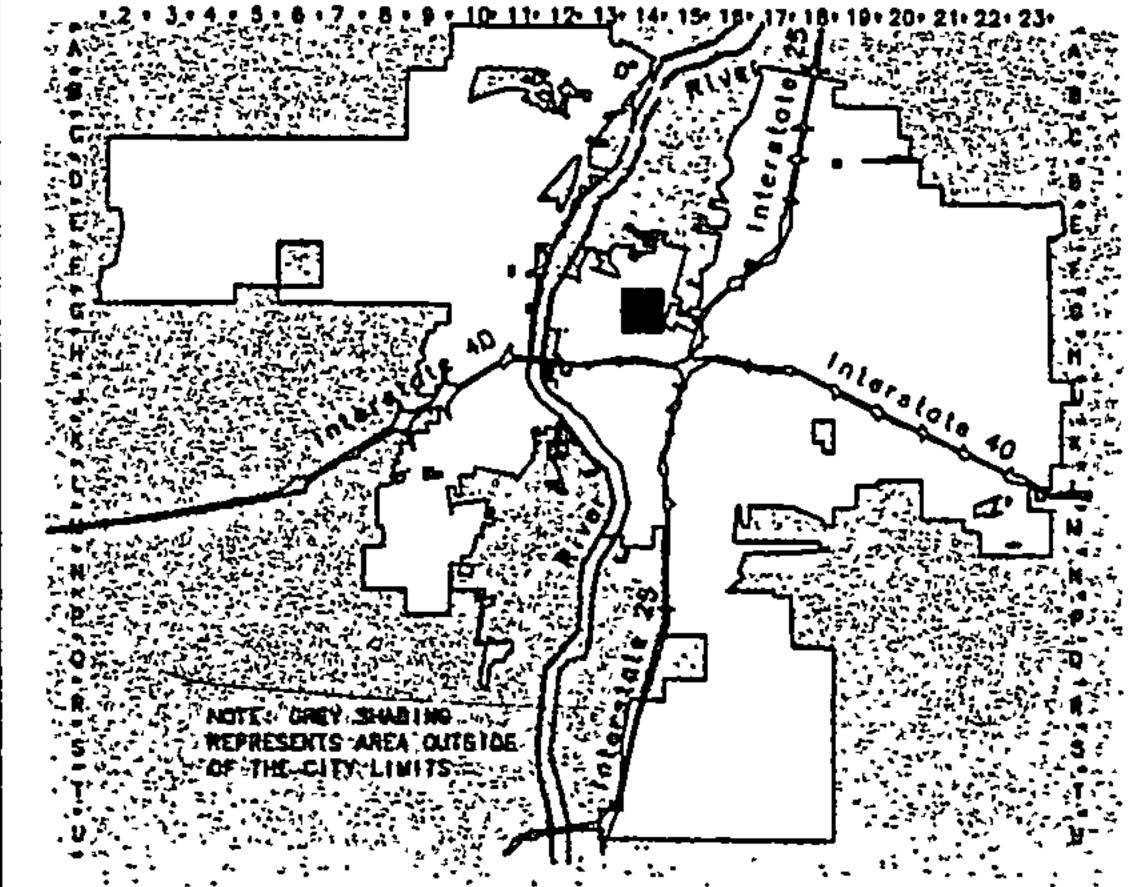
If you have any questions regarding this matter, please feel free to contact me at 924-3850, and I will be happy to assist you.

Sincerely,

Andrew Garcia

Zoning Enforcement Inspector



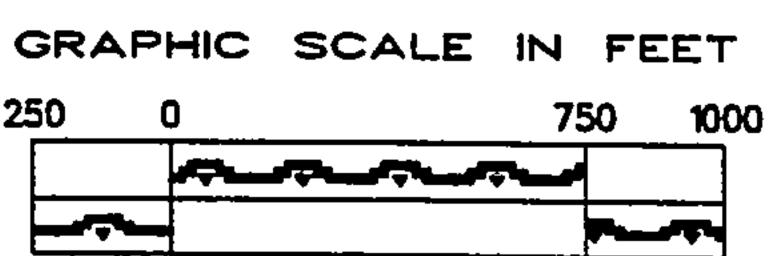




Albuquerque

PLANNING DEPARTMENT

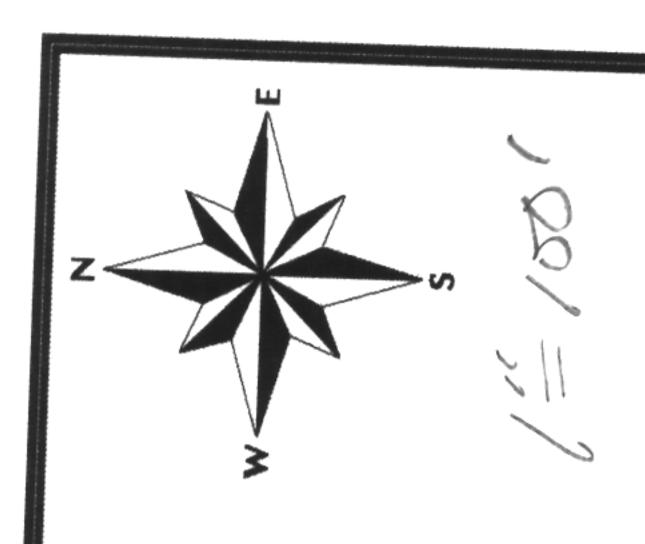
C Copyright 2000



Zone Atlas Page

G-14-Z

Map Amended through December 07, 2000





July 20, 2001

Carlos A. Montoya City/County Floodplain Administrator

Dear Mr. Montoya:

In response to your letter dated May 10, 2001 concerning a drainage complaint for 4419 4th Street NW, I would like to submit this grading and drainage plan for your review. When you visited the site in question, the current tenant of the land was starting to place asphalt millings on the lot in an attempt to eliminate problems with dust and mud in spots. Since that time, the tenant has decided to terminate the lease agreement and will remove the remaining piles of asphalt millings that had not been placed as of May 10th. A site survey was performed on the lot in question on May 20th and a hydrologic analysis of the lot was performed assuming that the entire lot was covered with asphalt millings (Treatment C – 100%). This analysis should be conservative as a good portion of the lot was not covered with the asphalt millings.

It appears that during a storm event, the water will generally flow to the center of the lot and then drain to 5th street through the curb cut and on to the storm drain located on the southeast corner of 5th and Freeman Avenue. There is, however, a slight ponding area in the center of the lot (as shown on the grading plan) that may affect the northeast portion of the block where the law office sits. Although it appears that a portion of Law Office is actually contributing to the flow on the lot in question, the grading plan proposes to put a 1 foot high berm around that interior corner of the lot to prevent any ponding water to enter the northeast portion of the block. This berm will have the effect of forcing any excess water in low probability events to exit the lot through the curb cut on the west end of the lot.

Also, the dirt that was built up to effectively widen the entrance to the lot on 5th street will be cleaned out to the original flow line profile for 5th Street. Because the tenant has terminated the lease, no curb cut or driveway permits or rezoning will be sought from the city at this time, however, in the future, if a wider curb cut or zone change is required, the appropriate permits will be obtained from the city.

Attached is a proposed grading and drainage plan for your review. I hope this will satisfy the City's requirements for drainage purposes. Please do not hesitate to contact me if you have any questions on the proposed grading plan or on this finding in general.

Thank you.

Sincerely,

Alan R. Benham, P.E., L.S.I.

DRAINAGE INFORMATION SHEET

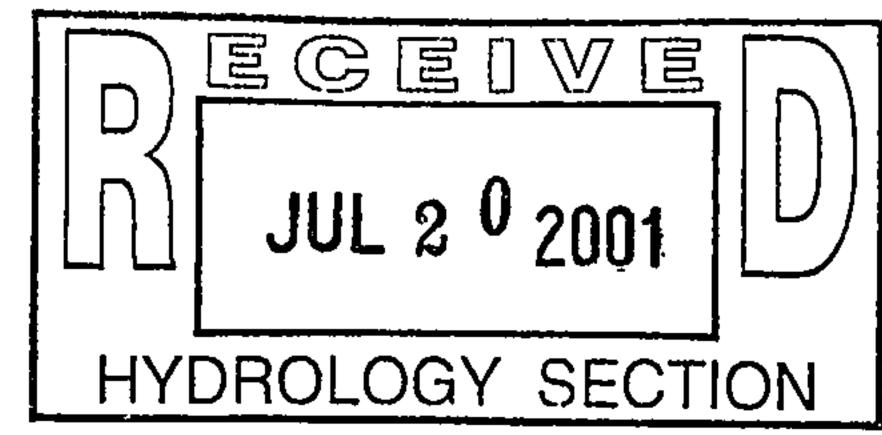
PROJECT TITLE: DRAINAGE COMPLAINT 4419 4th St.	ZONE MAP/DRG. FILE #: $G-14/56$
DRB #:EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: CITY ADDRESS: 44 19 4 45 St. NW	
ENGINEERING FIRM: ALAN R. BENHAM ADDRESS: 6420 MOJAVE ST NW CITY, STATE: ALBUQUERQUE NM 87120	CONTACT: ALAN & BENHAM PHONE: 505 798 7899
	ZIP CODE: 87/20
OWNER: WILLIAM J. STEVENS ADDRESS: 1736 DIETZ PI. NW CITY, STATE: ALBU QUERQUE, NM	CONTACT: WILLIAM STEVENS PHONE: 344-8598 ZIP CODE: 87107
ARCHITECT:	
ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
SURVEYOR:	
ADDRESS	CONTACT: PHONE: ·
CITY, STATE:	**************************************
CONTRACTOR:	
ADDRESS:	CONTACT: PHONE:
CITY, STATE:	ZIP CODE:
DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION CLOMR/LOMR OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	YPE 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 APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) DRANAGE COMPLAIN
DATE SUBMITTED: JULY ZO, ZOOI BY: 1/2	OTHER (SPECIFY) DRANAGE Complan, NT 2.3555 Letter M07/0, 200/

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

May 10, 2001

William James Stevens 4227 4th Street NW Albuquerque, New Mexico 87107

RE: Drainage Complaint for 4419 4th Street NW

Dear Mr. Stevens:

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As part of your drainage plan your engineer should address the substandard drive pad on 5th Street.

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

Sincerely,

Carlos A. Montoya

City/County Floodplain Administrator

C: Andrew Garcia



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 3, 2001

Alan R. Benham 6420 Mojave Street NW Albuquerque New Mexico 87120

RE: Grading For 4419 4th Street NW (G14-D66) Dated July 2001

Dear Mr. Benham:

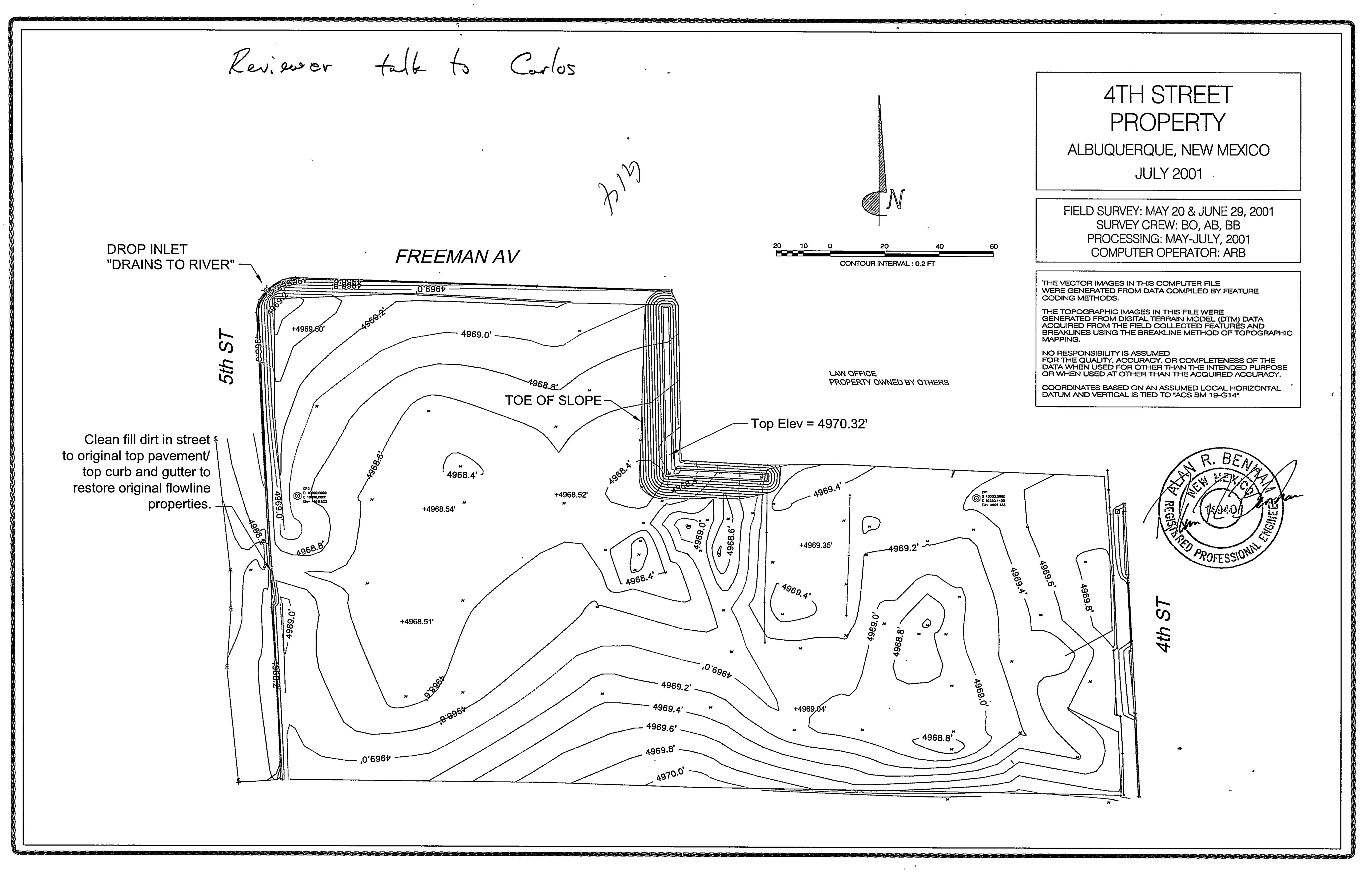
I have reviewed your existing grades for the site and the attached letter dated July 20, 2001. A drainage plan would indicate and quantify any off site flows that enter your property. When a property develops it needs to accept all off site flows. By placing a berm you are protecting the adjacent property. However, you cannot block flows that historically drained into your property. You will need to address this issue and if possibly get approval by the adjoining neighbor. Also, you need to sign and date your stamp.

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

Sincerely,

Carlos A. Montoya

City Floodplain Administrator





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 3, 2001

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Sincerely,

Carlos A. Montoya

City Floodplain Administrator