CITY OF ALBUQUERQUE



March 11, 2011

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

Re: Landau Dog Park Grading and Drainage Plan Engineer's Stamp dated 3-9-11 (G23/D011)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 3-9-11, the above referenced plan is approved for Paving Permit and Grading Permit.

Projects on City property are required to be routed through Construction Engineering.

Upon completion of the project, provide an Engineer Certification for our files.

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

Albuquerque

PO Box 1293

Curtis A. Cherne, P.E.

Cuth i. Chen

Sincerely,

NM 87103

Senior Engineer, Planning Dept.

Development and Building Services

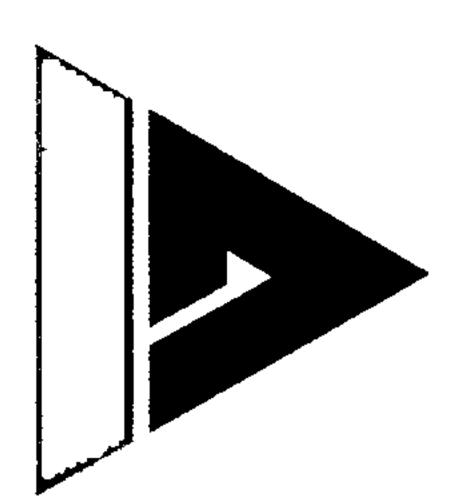
www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: <u>Landau Dog Park</u>	ZONE MAP/DRG.FILE# G-23 / D011
DRB#: EPC#:	WORK ORDER#:
LECAL DECODIDEIONE LOTA DI OCUA CLENUMOODIM	T T () T TN TT(T) 1
LEGAL DESCRIPTION: LOT 4, BLOCK 2, GLENWOOD HI	LLS, UNII I
CITY ADDRESS:	······································
ENGINEERING FIRM: <u>ISAACSON AND ARFMAN, P.A.</u>	CONTACT: FRED ARFMAN
ADDRESS: 128 MONROE N.E.	PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM	ZIP CODE: 87108
OILI, DITTID. TIDDOQUERQUE, IVIVI	ZII CODE. <u>67100</u>
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT:	CONTACT: <u>RENEE EULER</u>
ADDRESS:	PHONE: <u>338-5709</u>
CITY, STATE:	ZIP CODE:
SURVEYOR:	CONTACT:
	PHONE:
ADDRESS:	
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL	RELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	UNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CRTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CRTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT CERT (DRB S.P.)	
ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
THE YES	
COPY PROVIDED	1
CHRMITTED BV: Ered Arfman	DATE: March 9-2011
SUBMITTED BY: Fred Arfman Isaacson & Arfman, P.A.	DATE: March 9, 2011
Requests for approvals of Site Development Plans and/or Subdiv	vision Plats shall be accompanied by a drainage submittal. The
particular nature, location and scope to the proposed developmen	t define the degree of drainage detail. One or more of the follow
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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

March 9, 2011

Mr. Curtis Cherne, PE City of Albuquerque Hydrology Dept.

RE: RESUBMITTAL – LANDAU DOG PARK (G23 / D011)

Curtis,

Attached with this letter is one copy of the revised Grading and Drainage Plan and details for the above mentioned project. This was previously approved per your letter dated February 10, 2011.

Revisions are based on minor site plan changes including a realignment of the perimeter fence and clarification of the ADA paving on the west side. There were no changes to the previously provided supplemental information, nor the previously approved drainage concept.

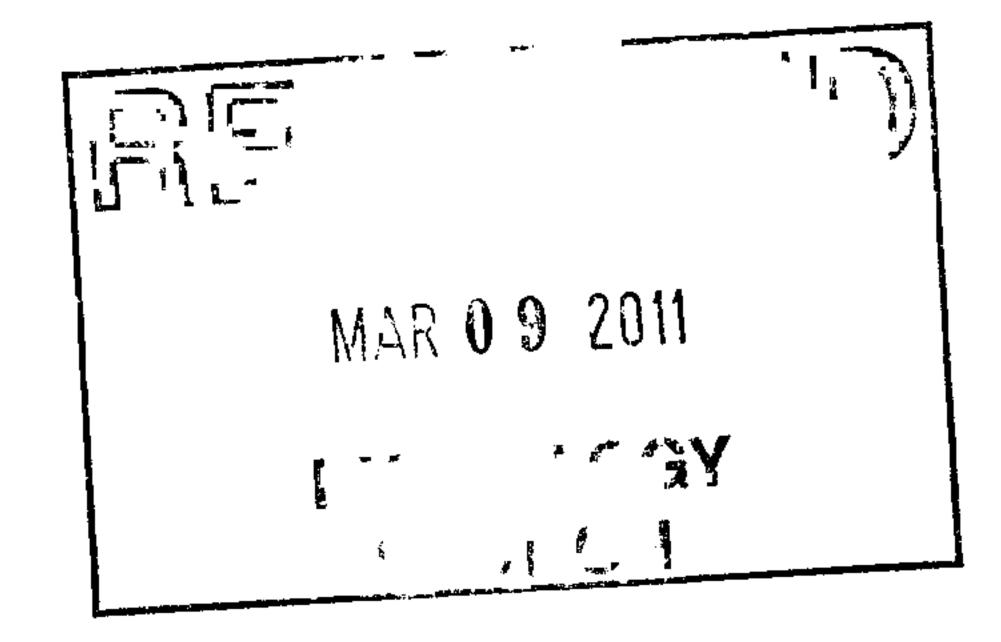
Please don't hesitate to call with any questions or concerns.

Sincerely,

ISAACSON & AREMAN P.A.

Bryan J. Bobrick Project Manager

C: File



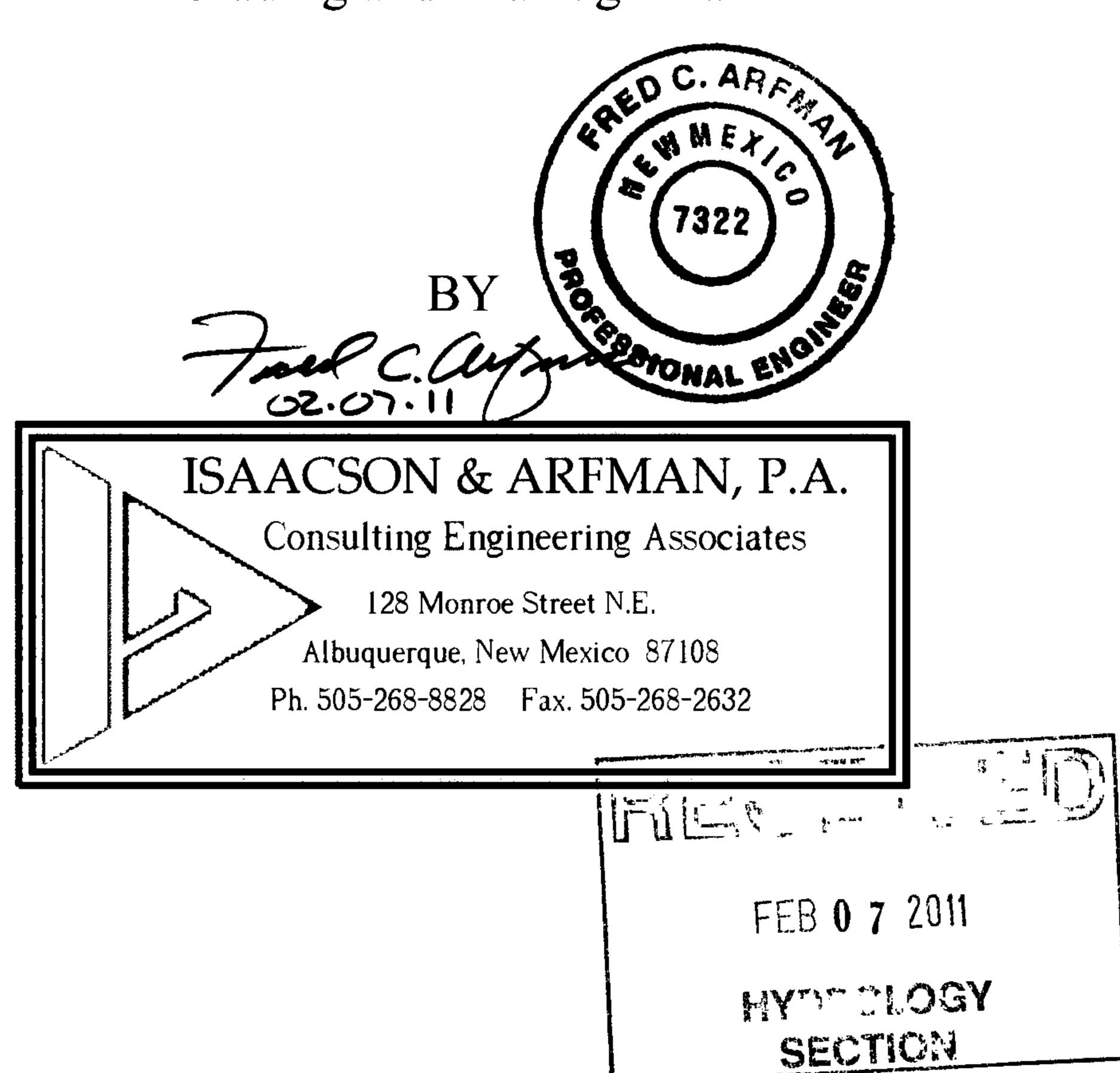
FEBRUARY 7, 2011

SUPPLEMENTAL INFORMATION

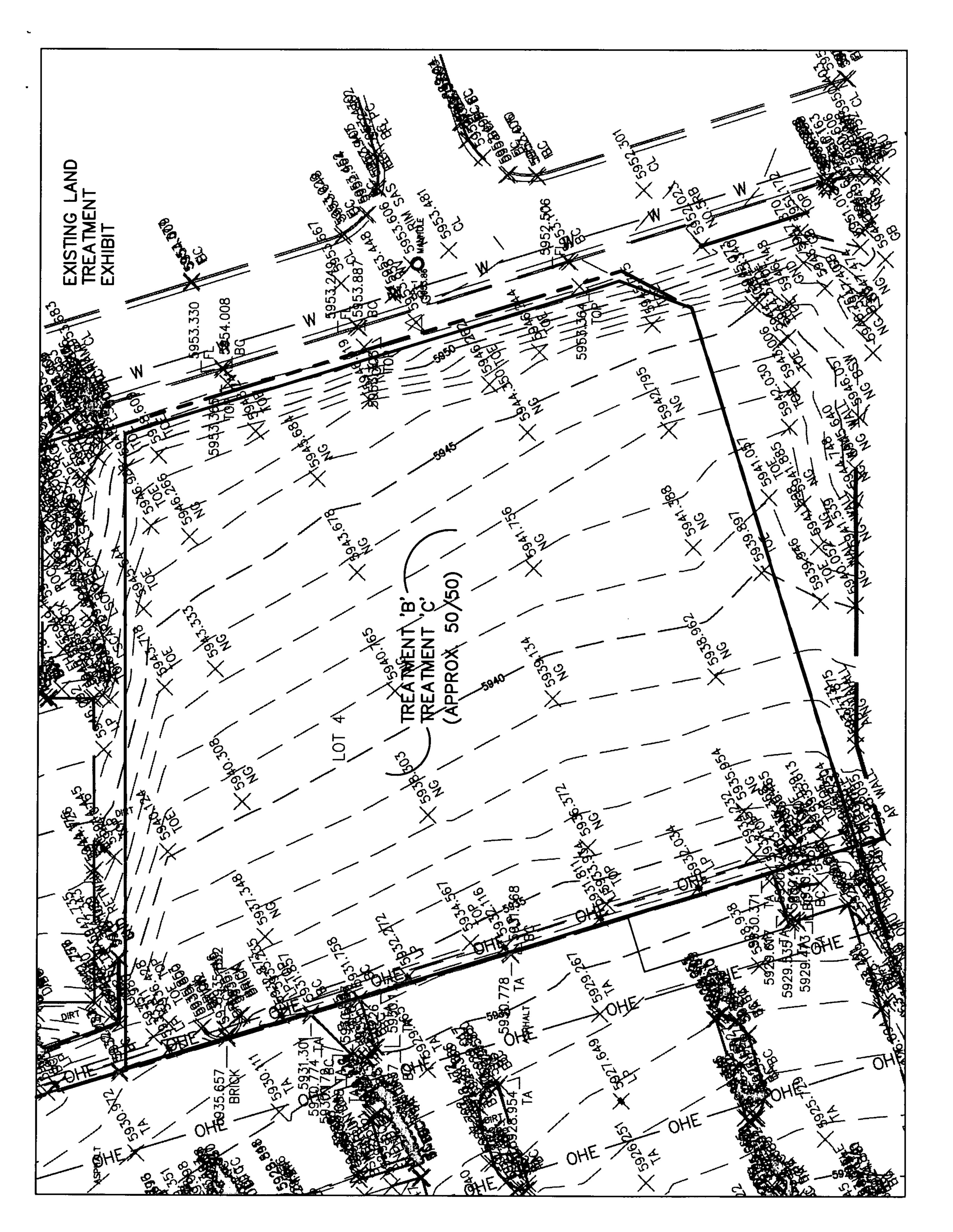
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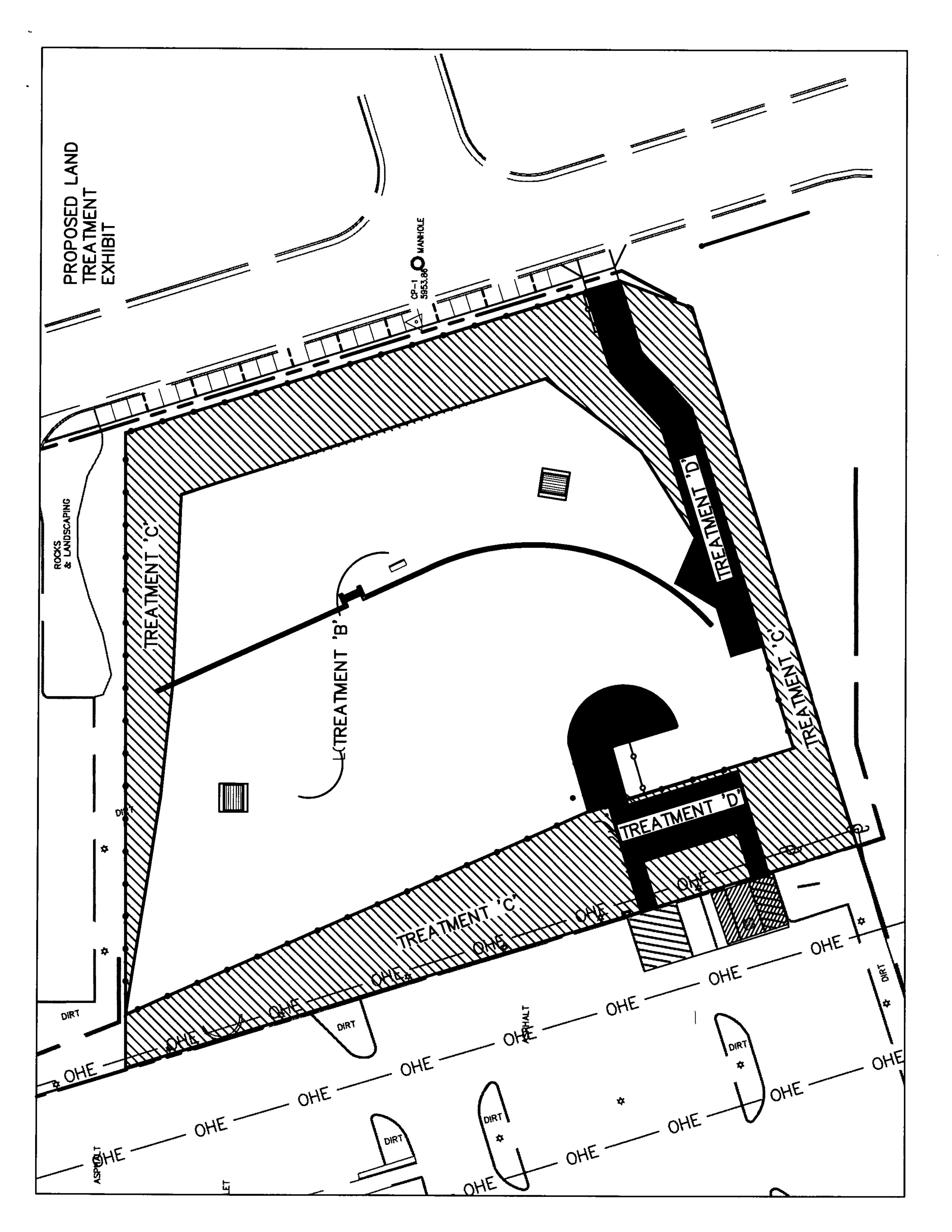
LANDAU DOG PARK

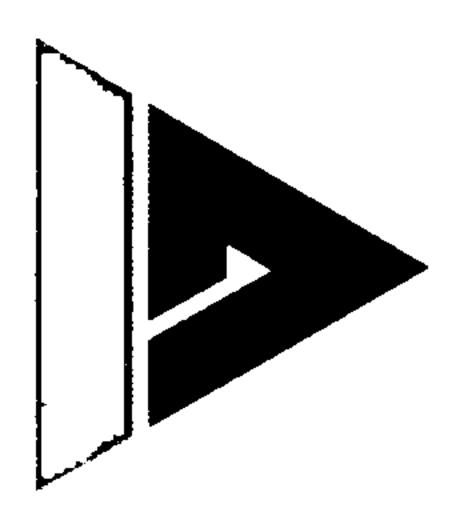
Grading and Drainage Plan



			CALC	ULATIONS: Landau D	og Park	: Feb. 7, 2011			
Based on Drainage De	esign C	riteria for City of A	Albuquerqu	e Section 22.2, DPM, Vol	2, dated	Jan., 1993			
				ON-SITE	3			···	7
AREA OF SITE:				58857.63	SF	=	1.4		
				100-year, 6-hour					
HISTORIC FLOWS	S :			DEVELOPED FLOWS	5:			EXCESS PRECIP:	
		Treatment SF	%	-		Treatment SF	%	Precip. Zone	4
Area A	=	0	0%	Area A	=	0	0%	$E_A = 0.80$	
Area B	=	29429	50%	Area B	=	30017	51%	$E_{\rm B} = 1.08$	
Area C	=	28840	49%	Area C	=	17069	29%	$E_{\rm C} = 1.46$	
Area D	=	589	1%	Area D	=	11772	20%	$E_D = 2.64$	
Total Area	=	58857.63	100%	Total Area	=	58857.63	100%		
	cess Pre	ecipitation (100-Ye	ear, 6-Hour	Storm)					
	cess Pre	ecipitation (100-Ye Weighted E =	ear, 6-Hour	Storm) $ \underline{E_A A_A + E_R A_R + E_C A_C +} $ $ A_A + A_B + A_C + A_C $					
On-Site Weighted Ex	cess Pre	Weighted E =	ear, 6-Hour 28 in.	$E_A A_A + E_B A_B + E_C A_C +$		1.50	in.		
On-Site Weighted Exe		Weighted E =		$\frac{E_A A_A + E_R A_R + E_C A_C +}{A_A + A_B + A_C + A_C}$)	1.50	in.		
On-Site Weighted Exe Historic E On-Site Volume of Ru Historic V ₃₆₀		Weighted E = 1.		$\frac{E_A A_A + E_R A_R + E_C A_C +}{A_A + A_B + A_C + A_C}$ $Developed E$)	7368			
On-Site Weighted Exe Historic E On-Site Volume of Re	unoff:	Weighted E = 1.	28 in. 87 CF	$\frac{E_A A_A + E_R A_R + E_C A_C +}{A_A + A_B + A_C + A_D}$ $\frac{Developed E}{E^*A / 12}$ $\frac{E^*A / 12}{Developed V_{360}}$) =				







Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

February 7, 2011

RE: ON-SITE POND ANALYSIS

The portion of the Landau Dog Park within the fence line will sheet flow to two on-site filtration basins ('North Pond' and 'South Pond') which will allow stormwater to pass through an underdrain filter system before being discharged to the asphalt pavement to the west.

NORTH FILTRATION POND:

The portion of the North Pond basin (see Proposed Pond Basin Exhibit attached) will generate 2.5 cfs and 3,391 cf volume during a 100-year, 6-hour storm event. (see attached basin calculations).

North Basin P			
Contour	Area	Volume	
5938.90	10860		
5938.50	4398	3052	CF
5938.00	200	1150	CF
TOTAL VOL	CF		
Required		3391	CF - OK

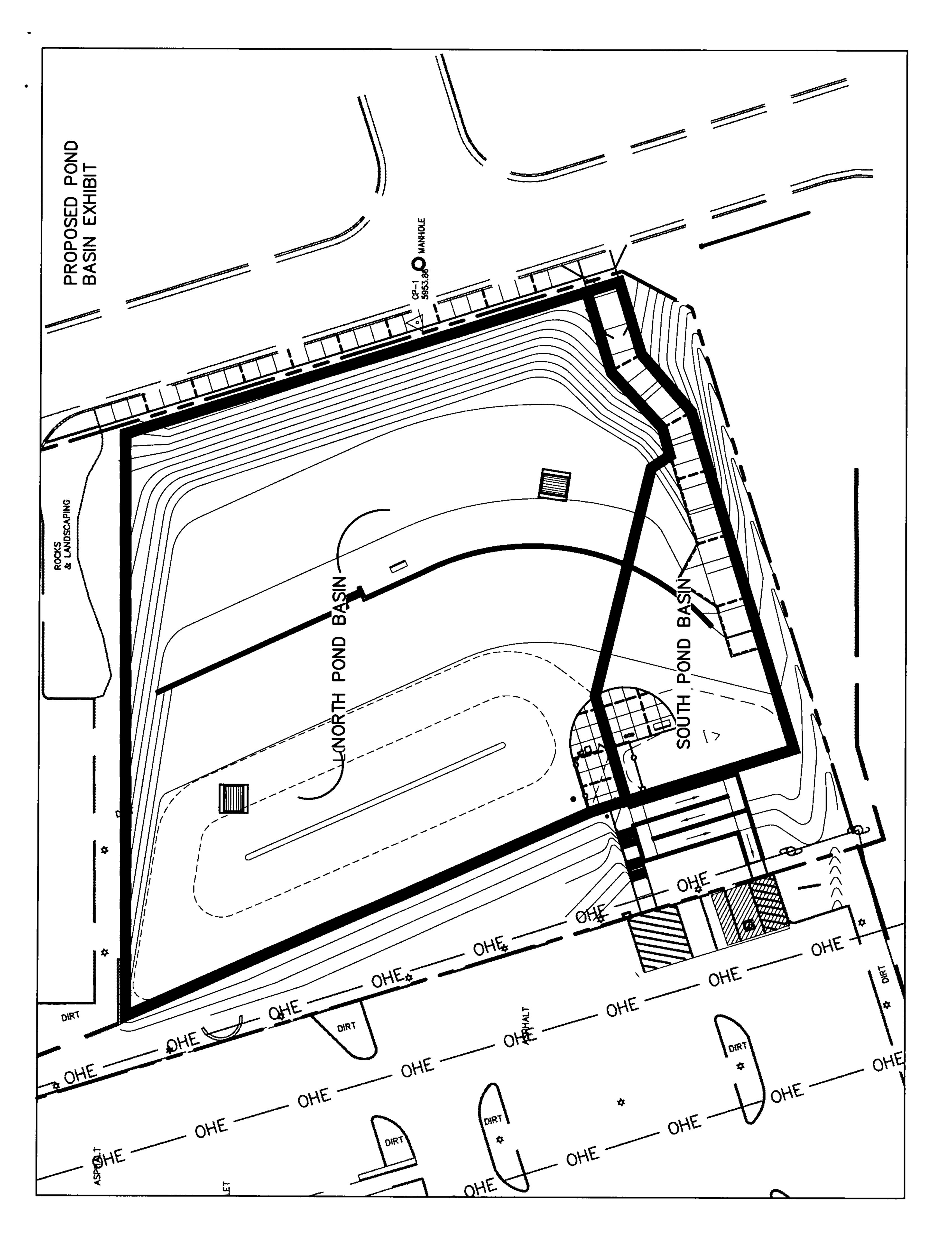
At a depth of 0.9', the North Basin Pond has the capacity to accept 100% of the storm event. Ponded water will pass through the filtration underdrain to the asphalt pavement. Additionally, there will be a high rate of infiltration into the ground which will help reduce the overall discharge from the site.

SOUTH FILTRATION POND:

The portion of the South Pond basin (see Proposed Pond Basin Exhibit attached) will generate 0.3 cfs and 449 cf volume during a 100-year, 6-hour storm event. (see attached basin calculations).

South Basin P			
Contour	Area	Volume	
5938.90	2095		
5938.40	60	539	CF
TOTAL VOL	•	539	CF
Required		449	CF - OK

At a depth of 0.5', the South Basin Pond has the capacity to accept 100% of the storm event. Ponded water will pass through the filtration underdrain to the asphalt pavement. Additionally, there will be a high rate of infiltration into the ground which will help reduce the overall discharge from the site.



BASIN NO. 1		DESCRI	PTION		NORTH POND BASIN
Area of basin flows =	34337	SF		=	0.8 Ac.
The following calculations are	e based on Treatment a	reas as shown in table t	to the right		LAND TREATMENT
	Sub-basin Weighted	Excess Precipitation (se	e formula abo	ove)	A = 0%
	Weighted E	=	1.19 i	n.	B = 77%
	Sub-basin Volume of	Runoff (see formula al	oove)		C = 22%
	V_{360}	=	3391	CF	$D = \frac{2\%}{2}$
	Sub-basin Peak Discl	harge Rate: (see formula	a above)		
	Q_{P}	=	2.5	cfs	
BASIN NO. 2	Tredical."	DESCRI	PTION		SOUTH POND BASIN
Area of basin flows =	4334	SF		=	0.1 Ac.
The following calculations are	e based on Treatment a	reas as shown in table	to the right		LAND TREATMENT
	Sub-basin Weighted	Excess Precipitation (se	e formula abo	ove)	A = 0%
	Weighted E		1.24 i	n.	$\mathbf{B} = \frac{1}{4} \qquad 88\%$
	Sub-basin Volume of	Runoff (see formula al	ove)		C = 1 2%
	V ₃₆₀	=	449	CF	$D = \frac{10\%}{10\%}$
	Sub basin Peak Disc	narge Rate: (see formula	a above)		
	Sub-basili Feak Disci	large Rate. (see formula	a above)	_	



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 8, 2000

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

RE: APD MONTGOMERY & TRAMWAY (Landau Drive) SUBSTATION (G23-D11).

Resubmittal Of Approved G&D Plan FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL AND FOR GRADING PERMIT APPROVAL. ENGINEER'S STAMP DATED AUGUST 8, 2000.

Dear Mr.Arfman:

Based on the information provided on your OCTOBER 12, 2000 submittal, the above referenced project is approved for Site Development Plan for Building Permit, for Building Permit, and for Grading Permit. Note that Building Permit covers Grading.

C,O.A. Hydrology had signed -off on the Building Permit on October 13, 2000.

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

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

Sincerely,

John P. Murray, P.E.

Hydrology

c: Whitney Reierson File

DRAINAGE INFORMATION SHEET

JECT APD Montgomery/Landau &	Dubstation Zone ATLAS/DRNG. G23/D1
DRB 99-296 EPC Z-99-	KANCH.
LEGAL DESCRIPTION: Glanwood Hills, Uni	tono Black 2 1 to 20 & t
CITY ADDRESS:	CONTRIBUTE OUS SAFE
ENGINEERING FIRM: Isaacson & Arfman, P.A.	
ADDRESS: 128 Monroe Street NE	CONTACT: CFNNY DOWN PHONE: 268-8828
CITY, STATE: <u>Albuquerque, NM</u>	ZIP CODE: 87108
OWNER: CITY OF ALBUQUERQUE, LEANENT, PA	12 DEPT
ADDRESS: COST YOLE BIVE AUE 400	POMA N.E. PHONE: 768-2175
CITY, STATE: Abq, MM	ZIP CODE: 87102
ARCHITECT: Dekker/Perich/Sabatini	
AUDRESS: 6801 Jafferson NE	CONTACT: Dave Wyzenber PHONE: 761-9700
CITY, STATE: Aba NM	ZIP CODE: 87109
SURVEYOR: ACDRICH LAND SURVE	
CITY, STATE:	ZIP CODE:
CONTRACTOR: TRO	DIE CODE,
ADDRESS:	CONTACT:
CITY, STATE:	THONE: ZIP CODE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REFORT DRAINAGE FLAN RESUBMITTAL OUF TO MINOR	SKETCII PLAT APPROVAL
DRAINAGE FLAN KESUBMITTAL DUE TO MINUR CARANGES TO APPROVED PLAN CONCEPTUAL GRADING & DRAINAGE FLAN	PRELIMINARY PLAT APPROVAL S.DEV. FLAN FOR SUB'D. APPROVAL
X GRADING PLAN	S.DEV. FLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION OTHER	FINAL PLAT AFFROVAL
	FOUNDATION FERMIT APPROVAL
TRE-DESIGN MEETING:	BUILDING PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY APPROVAL
—— YES OCT 1 2 2000	GRADING FERMIT AFFROVAL FAVING FERMIT AFFROVAL
COPY PROVIDED HYDROLOGY SECTION	S.A.D. DRAINAGE REPORT
Litiation of official	DRAINAGE REQUIREMENTS
	OTHER (SPECIFY)
DATE SUBHITTED: 10 /12 /00	
BY: COMONIONE DONA	
FOR ISANCSON & AREMAN, P.A.	·-

Signod off on BP

CITY OF ALBUQUERQUE PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

REMUNITER MAYAN CONSTRUCTION 2059879 PROJECT NUMBER ADDRESS 6830.91 GAOS PERMUTSSUEDATE 07/23/2002 END ST. 2919 BARRICADED BY ALBUQUERQUE, NM 87119 EWE SIME PH: 345-9944 PAVING BY CON 12600 MONTGOMERY BD NE EXPANON (ASSOCIATION) EX SDEWALK (18012-551000) 5W PERMITANDE DETOUR PLANCOMMENTS 0.00 OHVERADA/SOK 5810000 0.00 DF' CURE/CUITER 3/3010:5310000 (3) 0:00 WOWSESO. 91 FOLICE SUB STATION EFR BARRICADING 1443009 5810000 0.00 (2) SOMIS PERMIT LETTER ON FILE RS 0.00WORK ON SPANISH BITT APPROVED PER FESICEATION (ASOLASSICO) DARLENE SAAVEDRA TOTALGE 0.00

·				
COURTEIN DO LES	CEUM EXPLIES	MSUFAME ENABLES	COUD CURES	ZONEANAS À
03/02/2002	0P/0P/2002	05/15/2003	12431/2002	

APPLICANT 11
ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION.

DATE EXCAVATION STARTED	
_	

2 4

Backfill: Started	Completed`_	<u>.</u> .	<u>i.</u> .		. Accepted		;
Paved Cleared .	Site Cleared				Warranty Exp		; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;
Restoration Fee Refund Authorized	Yes	· NO		BY:	A F		
Cash Disbursement Prepared for Refund Dated		+ <u>f</u>			· ** 1	* ·¥	



Markhall Mark

July 19, 2000

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

RE: GRADING & DRAINAGE PLAN FOR MONTGOMERY/LANDAU-POLICE,
SUBSTATION, (G=23/-D01-1) ENGINEER'S STAMP DATED JULY 12, 2000
SUBMITTED FOR BUILDING PERMIT APPROVAL AND GRADING PERMIT
APPROVAL

Dear Mr. Arfman,

Based upon the information provided in your July 17, 2000, submittal, the project, referred to above, is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

In addition, the submittal is approved for an SO 19 permit, which is required for construction within the city right-of-way.

Prior to release of the Certificate of Occupancy, an Engineer Certification of the grading and drainage plan, per the DPM checklist, and a copy of the grading and drainage plan, with approval sign-off by the City's field inspector, will be required.

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

Sincerely,

Stuart Reeder, P.E.

Hydrology Division

xc: Pam Lujan, Permits w/attachment
Whitney Reierson
File



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 3, 2003

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe NE
Albuquerque, New Mexico 87108

RE: APD MONTGOMERY & TRAMWAY SUBSTATION (G-23/D11)

(12600 Montgomery Blvd NE)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 7/12/2000

ENGINEERS CERTIFICATION DATED 11/21/2002

Dear Mr. Arfman:

Based upon the information provided in your Engineers Certification submittal dated 11/21/2002, and based upon the copy of the executed sidewalk easement, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Town a. Mait

Development & Bldg. Ser. Division

BLB

C: Certificate of Occupancy Clerk, COA

drainage file

approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: APD Montgomery Substation	ZONE MAP/DRG. FILE #: G23/D11
DRB #:99-296EPC#:Z-99-72	WORK ORDER#: 6230.91
LEGAL DESCRIPTION: Glenwood Hills, Unit One, Block 2 CITY ADDRESS: 12600 Montgomery Blvd. NE	2, Lots 3A & 4
	~*
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: Fred C. Arfman
ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM	PHONE: (505) 268-8828
onin, oninc. <u>rraduquer que y ini</u>	ZIP CODE: 87108
OWNER: City of Albuquerque/Albuquerque Police Depar	
ADDRESS: 400 Roma NE	PHONE: (505) 768-2175
CITY, STATE: Albuquerque, NM	ZIP CODE: 87102
ARCHITECT: Dekker/Perich/Sabatini	CONTACT: Tim Veltkamp
ADDRESS: 6801 Jefferson NE, Suite 100	PHONE: (505) 761-9700
CITY, STATE: <u>Albuquerque, NM</u>	ZIP CODE: 87109
SURVEYOR: Aldrich Land Surveying, Inc.	CONTACT: Tim Aldrich
ADDRESS P.O. Box 30701	PHONE: (505) 884-1990
CITY, STATE: Albuquerque, NM	ZIP CODE: 87190
	•
CONTRACTOR: Longhorn Construction ADDRESS: 9208 Lona Lane NE	CONTACT:
CITY, STATE: Albuquerque, NM	PHONE: (505) 858-1360 ZIP CODE: 87111
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D. APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN EROSION-CONTROL PLAN	SECTOR PLAN APPROVAL
X ENGINEER'S CERTIFICATION (HYDROLOGY)	FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	X CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEERS CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP.)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER	GRADING PERMIT APPROVAL
	PAVING PERMIT APPROVAL WORK ORDER APPROVAL
Request Pedestrian Easement Recorded	OTHER (SPECIFY) [] [] [] [] [] [] [] [] [] [
Per Conditon	
WAS A PREDENICE ATTEMPED.	1 n FEB 2 5 2003
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	a
NO	HYDROLOGY SECTION
COPY PROVIDED	HYDHOLOG
/ me	- all
DATE SUBMITTED: February 25, 2003 BY: Fred C	. Arfman, PF
	son & Arfman, F.A.
Requests for approvals of Site Development Plans and/or Subdivision	n Plate chall he accompanied by a drain

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.

PERMANENT EASEMENT

Albuquerque Police Department

Grant of Permanent Easement, between City of Albuquerque ("Grantor"), whose address is 400 Roma NE, ABQ, NM 87102 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Pedestrian Access Ramp, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 3155 day of _______, 2003

APPROVED:

City Engineer

Dated

GRANTOR:

(Individual)

GRANTOR:

Ву:__

CHIEF ADMINISTRATIVE OFFICER

(Corporation or Partnership)

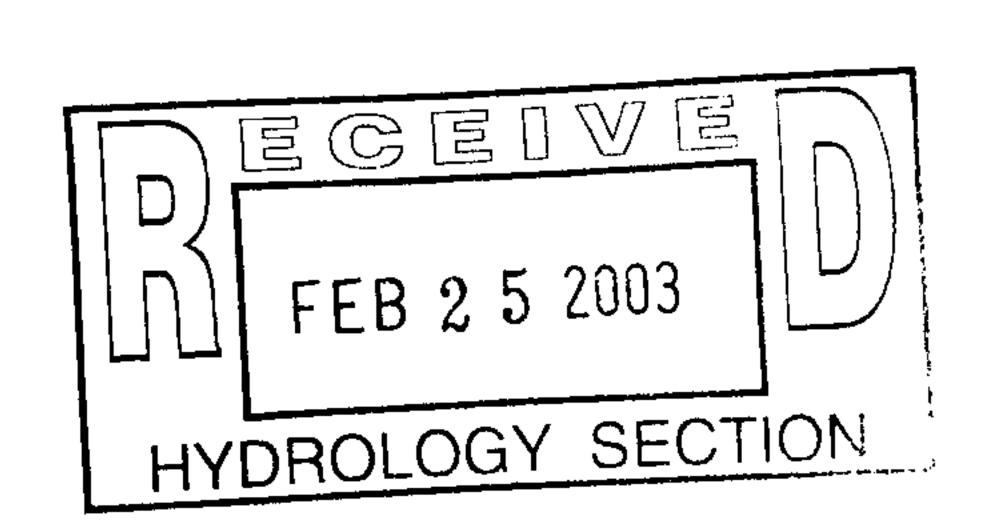
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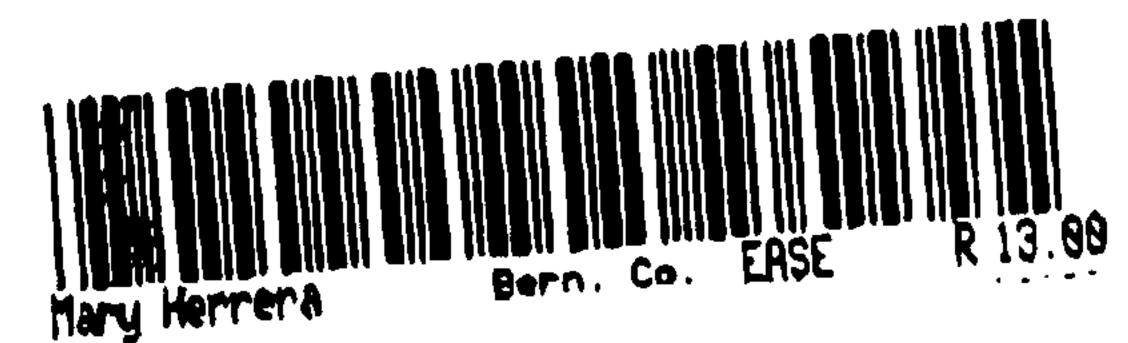
FEB 1 4 2003

Rcv. 1/00 KJC

-1-

Outer/Perich/Sabetiff





2003013333 Page: 1 of 3 Page: 1 of 3 92/95/2003 94:94P Bk-A48 Pg-9500

IN	DIV	'ID	UAL

lodged before me on day of 20' _ by
Notary Public
CORPORATION
edged before me on 3/5+ day of January, 2013, by
unistrative off icen
a corporation on behalf of the corporation.
Notary Public
PARTNERSHIP
dged before me on day of 20 by
on behalf of day of, a partnership.
Nicota can Dallin
Notary Public
2003019535 Page: 2 of 3
2003019535 5862531 Page: 2 of 3 02/05/2003 04:04P Mary Herrera Bern. Co. EASE R 13.00 Bk-A49 Pg-9500

(EXHIBIT'A' ATTACHED)

LEGAL DESCRIPTION

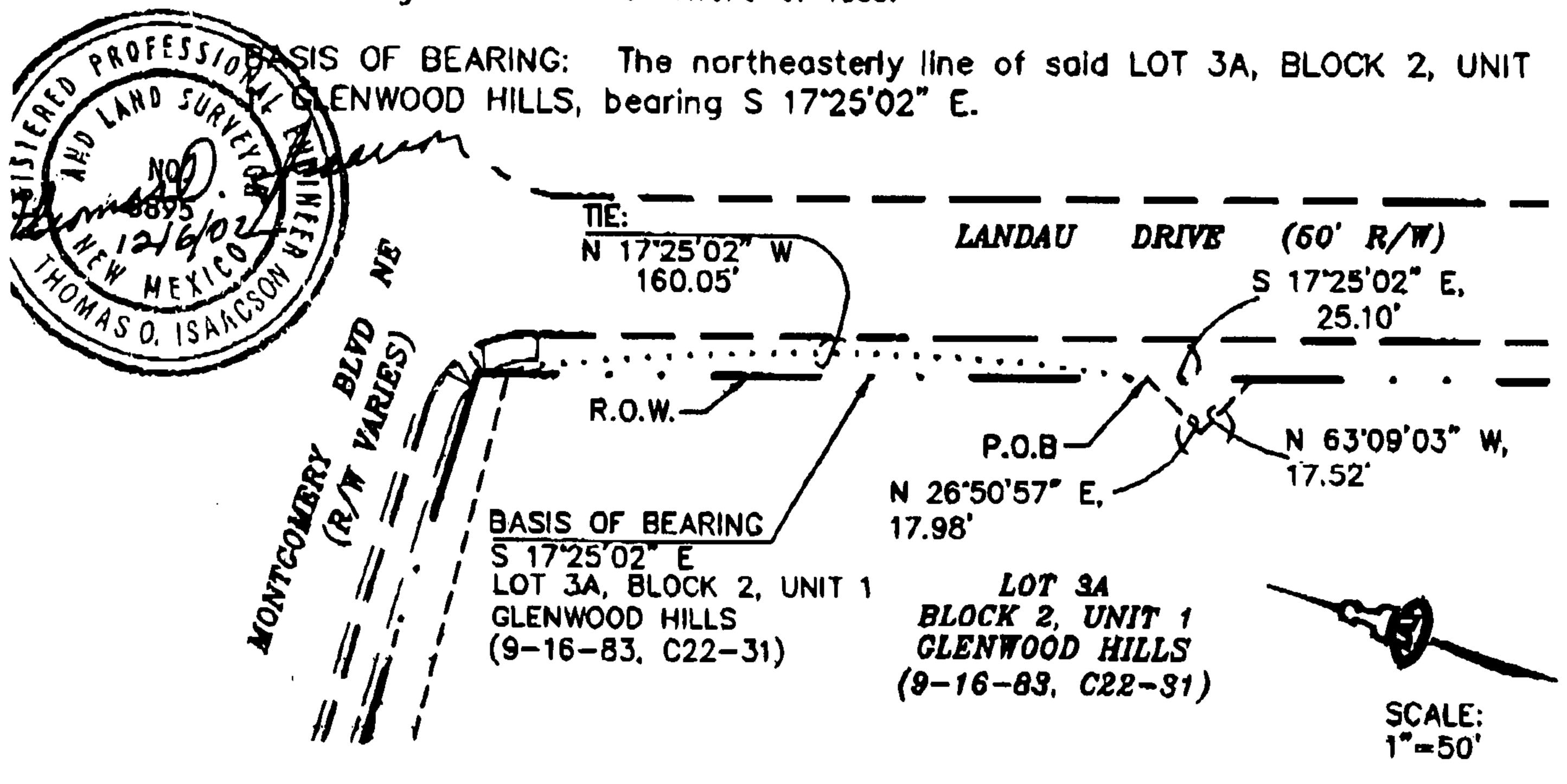
A tract of land situate within Section 2, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of LOT 3A, BLOCK 2, UNIT 1, GLENWOOD HILLS, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 16, 1983, in Volume C22, Folio 31, said tract being more particularly described as a Drainage Covenant as follows:

BEGINNING at the northeasterly corner of the herein described tract, said point being the Point of Beginning of a public access easement, said point being on the northeasterly line of said LOT 3A, from whence a tie to the northeast corner of said LOT 3A bears N 17°25'02" W, 160.05 feet;

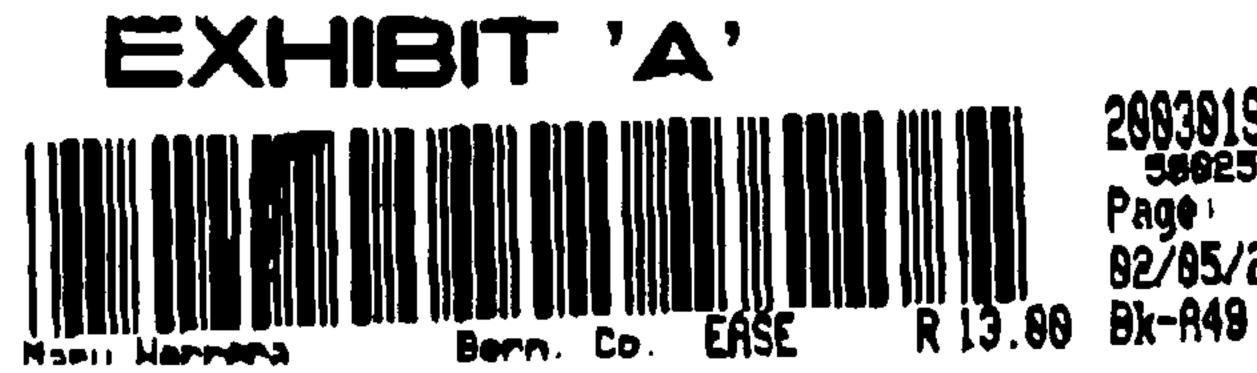
THENCE continuing along said northeasterly line S 17°25'02" E, 25.10 feet to a point;

THENCE leaving said northeasterly line and continuing N 63°09'03" W, 17.52 feet to a point;

THENCE continuing N 26'50'57" E, 17.98 feet to the Point of Beginning, and containing 0.0036 acres more or less.



054ESM8.DWGnov 12/05/02



2003019535 Page: 3 of 3 02/05/2003 04:04P 0x-048 Pg-8500 Hard Copy to Follow

Fax Transmittal

То	Fred Hyman
	<u> 114</u>
Fax No.	248-2432
of Pages	2 (excluding this page)
From	Tim Vettamp
Rc.	Sidewall Saxwent
Project	420 Substitus
Date	2/25/03
Signature	
Note	Fred per yarr request. Tronkyen



Dekker/Perich/Sabatini

architecture interiors planning engineering

6801 Jefferson NE
Suite 100
Albuquerque, NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

January 8, 2003

Steven J. Perich, Registered Architect Dekker/Perich/Sabatani LTD. 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109

Re:

Approval of an Extension of Temporary Certificate of Occupancy (C.O.) for

APD Montgomery & Tramway Substation, [G23 / D11]

12700 Montgomery NE

Architect's Stamp Dated 11/18/02

Dear Mr. Perich:

Based on the information provided on your submittal dated December 30, 2002, the above referenced project is approved for an extension of a 30-day Temporary C.O.

An Extension to a Temporary C.O. has been issued allowing the outstanding transportation issue to be completed within the time period. When the remaining issue has been fully completed, is in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.

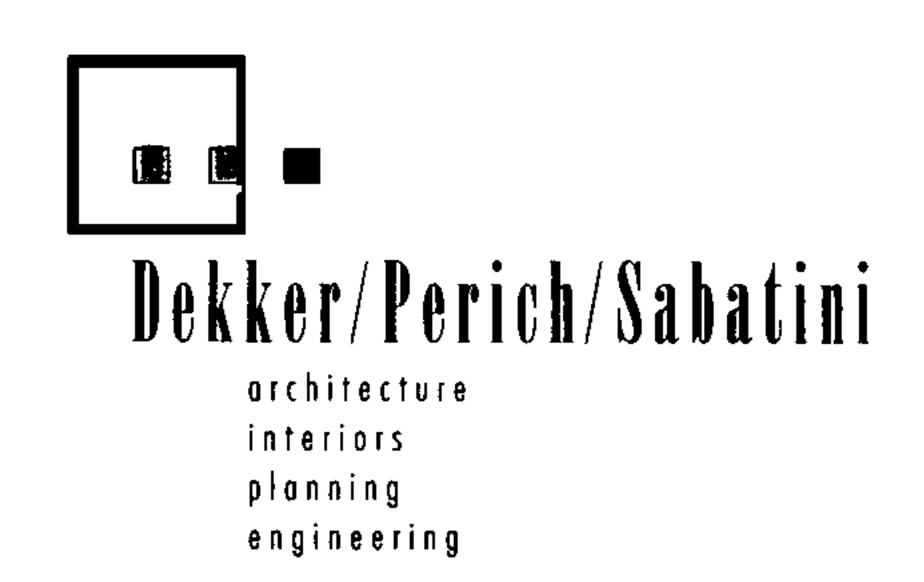
Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer (Hydrology file)

December 30, 2002



Terri Martin
City of Albuquerque
Public Works Department
Plaza del Sol Building
600 2nd St., NW
Albuquerque, NM 87102

Re: APD Community Substation

Permit G 23/D11

Dear Terri:

I am writing to follow-up on our conversation of this date to formally request a 30-day extension to the temporary Certificate of Occupancy for the above-referenced project. As discussed, it is our understanding that a sidewalk easement is required by the City of Albuquerque Transportation Department in order to accommodate the final construction of the handicap ramp at the sidewalk bordering the property line and the public right-of-way. This easement has been prepared and is presently being processed by the Albuquerque Police Department for signatures by the Chief of Police and the City Engineer. We anticipate a 30-day extension should be more than ample time to complete this easement paperwork and get it filed.

Terri, thank you for your consideration and assistance with this request. If you concur, please issue the necessary paper work to Longhum Construction granting the extension of the temporary Certificate of Occupancy. If you have any concerns regarding any of this, or any questions, please feel free to contact me. I can be reached at 761-9700.

Sincerely,

Dekker/Perich/Sabatini

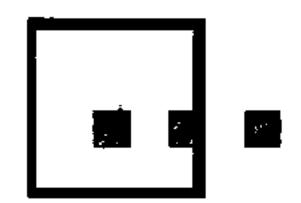
Steven J. Perich, AIA

Principal

SJP/clm

cc: Lawrence Trujillo – Longhorn Construction Roy Turpen, Karen Fischer – APD Planning

Tim Veltkamp – D/P/S

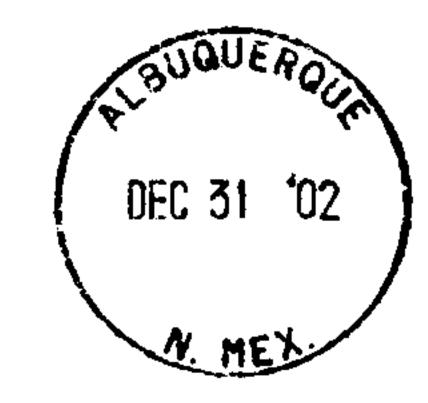


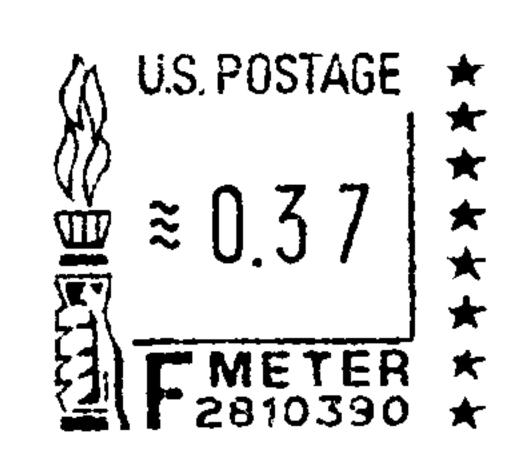
Dekker/Perich/Sabatini

architecture interiors planning engineering

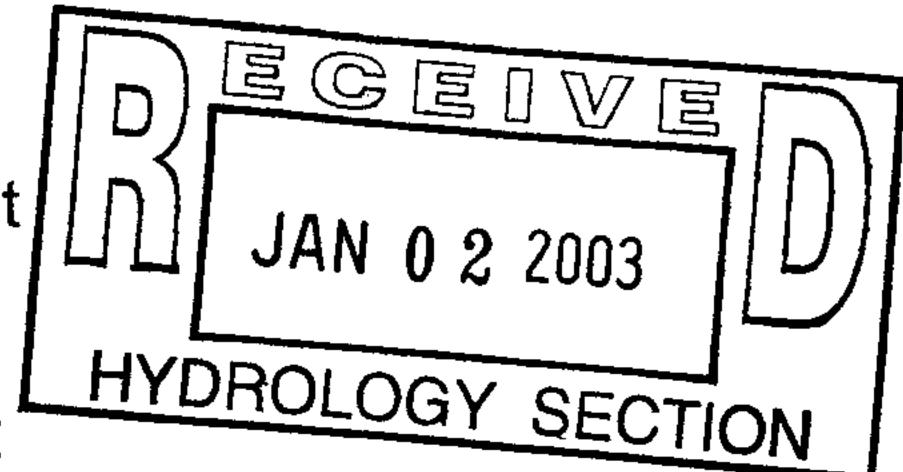
3 E

6801 Jefferson NE Suite 100 Albuquerque NM 87109





Terri Martin
City of Albuquerque
Public Works Department
Plaza del Sol Building
600 2nd St., NW
Albuquerque, NM 87102



#7102+2265



December 30, 2002

12731/2002 11:34

Terri Martin City of Albuquerque Public Works Department Plaza del Sol Building 600 2nd St., NW Albuquerque, NM 87102

APD Community Substation Re:

Permit G 23/D11

Dear Terri:

I am writing to follow-up on our conversation of this date to formally request a 30-day extension to the temporary Certificate of Occupancy for the above-referenced project. As discussed, it is our understanding that a sidewalk easement is required by the City of Albuquerque Transportation Department in order to accommodate the final construction of the handicap ramp at the sidewalk bordering the property line and the public right-of-way. This easement has been prepared and is presently being processed by the Albuquerque Police Department for signatures by the Chief of Police and the City Engineer. We anticipate a 30-day extension should be more than ample time to complete this easement paperwork and get it filed.

Terri, thank you for your consideration and assistance with this request. If you concur, pleasesury person to Longhorn Construction granting the extension of the temporary Certificate of Occupancy. If you have any concerns regarding any of this, or any questions, please feel free to contact me. I can be reached at 761-9700.

Sincerely,

Dekker/Perich/Sabatini

Steven J. Perich, AIA

Principal

SJP/clm

Lawrence Trujillo - Longhorn Construction CC: Roy Turpen, Karen Fischer - APD Planning Tim Veltkamp – D/P/S

Q:\97092\Correspondence\Other\L-Martin 2002-12-30.doc

6801 Jefferson NE Suite 100 Albuquerqua NM 87109 505 761.9700 fax 761.4222

dps@dpsabq.com

Fax Transmittal

To: At: Fax Number: (excluding this page) No. Of Pages: 14/2/100 Date: Substation, Project: DMmmt Project No.: Occupance Bonnt Re: Peuch From: W Hardcopy to Follow



6801 Jefferson NE Sulte 100 Albuquerque NM 87109 505 761.9700 fax 761.4222 dps@dpsabq.com

Document in Microsoft Internet Explorer

COMMENTS:



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

November 25, 2002

Steven J. Perich, Registered Architect Dekker/Perich/Sabatani LTD. 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

APD Montgomery & Tramway Substation, [G23 / D11]

12700 Montgomery NE

Architect's Stamp Dated 11/18/02

Dear Mr. Perich:

Based on the information provided on your submittal dated November 22, 2002, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the following exceptions (mentioned in the November 18, 2002 letter) as acceptable. The Access Ramp from Landau to substation will need a Sidewalk Easement for the Access Ramp protruding beyond public row.

A Permanent C:O. will be issued following these conditions: The Sidewalk Easement has been approved; the site has been constructed in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer

Hydrology file

C.O. Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: APD MONTON =000 500	
PROJECT TITLE: APD MONTGOMERY SUBSTITUTED PROJECT TITLE: APD MONTGOMERY SUBSTITUTED PROJECT SUBSTITUTED PR	
	2 WORK ORDER#: 6230.91
LEGAL DESCRIPTION: GLENWOOD HILLS 1	1 - 1
CITY ADDRESS: 12600 HONTGOMERY	NICHE / DUK 4, 40TS 3/194
ADDOCCO	CONTACT: FRED AREMAN
CITY, STATE: 128 MINROE ST. NE	PHONE: 768-8828
OWNED	ZIP CODE: 87107
OWNER: C.O.A. ALBOO, POLICE DE ADDRESS: AOO ALBOO, POLICE DE	EPT CONTACT: ROY TOP AN
CITY, STATE: ASS PAMA DE	PHONE: 7/2 7/75
	ZIP CODE: 87162
ARCHITECT: DEKKER PERICH SABATI	
ADDRESS: 6801) - 60 - 1	
CITY, STATE: CONTRACTOR OF CON	PHONE: 767-9700 ZIP CODE: 80 109
SURVEYOR: ALDOLGH / DIO C.	
SURVEYOR: ALDRICH LAND SURVEYIN	
CITY, STATE:	PHONE: 884-1970
CONTRACTOR: LONG HOOM CONTRACTOR	ZIP CODE:
ADDRESS: LONGHORN CONSTRUCTION	CONTACT:
CITY, STATE:	PHONE:
	ZIP CODE:
CHECK Type of cupy war.	
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE PLAN	SIA / FINANCIAL GUARANTEE RELEASE
CONCEPTUAL GRADING & DRAINAGE DLAN	——— PHELIMINARY PLAT APPROVAL
GHADING PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
EROSION CONTROL PLAN ENGINEER'S CERTIFICATION	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR	FINAL PLAT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER	CERTIFICATE OF OCCUPANCY (PERM.)
	CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL
	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFEDENCE A TOTAL	
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	
NO	NOV 2 2 2002
COPY PROVIDED	
	HYDROLOGY SECTION
み 人	
DATE SUBMITTED: 1. COMP. 07	· · · · · · · · · · · · · · · · · · ·
BY: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
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



engineering

Mr. Michael Zamora
Commercial Plan Checker
Development and Building Service, Planning Department
City of Albuquerque
Public Works Department - Transportation Development Services Section
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: APD Montgomery & Tramway Police Substation - 12700 Montgomery NE Albq. Transit Dept. Park & Ride - 4300 Spanish Bit NE Lots 3A & 4, Block 2, Glenwood Hills Architect's Certification for C.O.

Dear Mr. Zamora:

Attached is a copy of the site plan with the final DRB sign off. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved site plan located at 12700 Montgomery (Substation) and 4300 Spanish Bit (Park & Ride), with the only exceptions being as follows:. _____

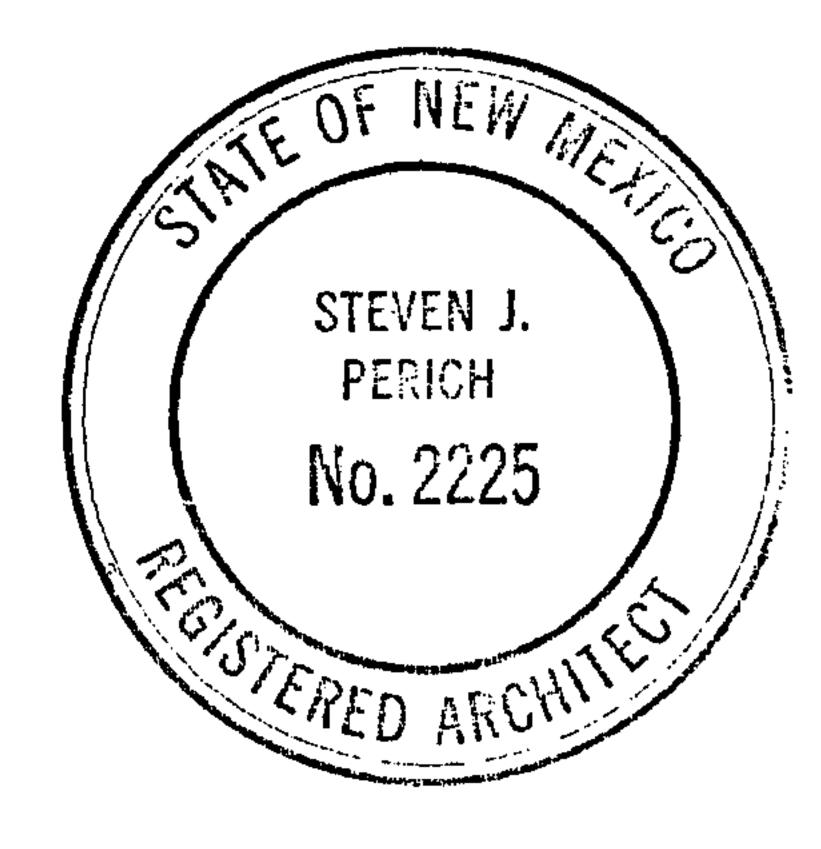
- The access ramp from Landau to the substation parking lot has been reconfigured per the attached drawing to better accommodate grading conditions.
- The 2 accessible parking spaces at the substation parking have moved 9'-0" to the west (see attached drawing). This was done to improve access and minimize slope along the access to the building.
- A retaining wall was added at the western side of the substation parking lot to better accommodate grading conditions.
- The most southern entrance to the Park and Ride along Spanish Bit was adjusted in width to 24'-0" and the southern radius to 6'-0". This was changed so that the existing storm inlet would not have to be reconstructed. We did contact Richard Dourte regarding this change on August 13, 2002 and he agreed that it was acceptable.

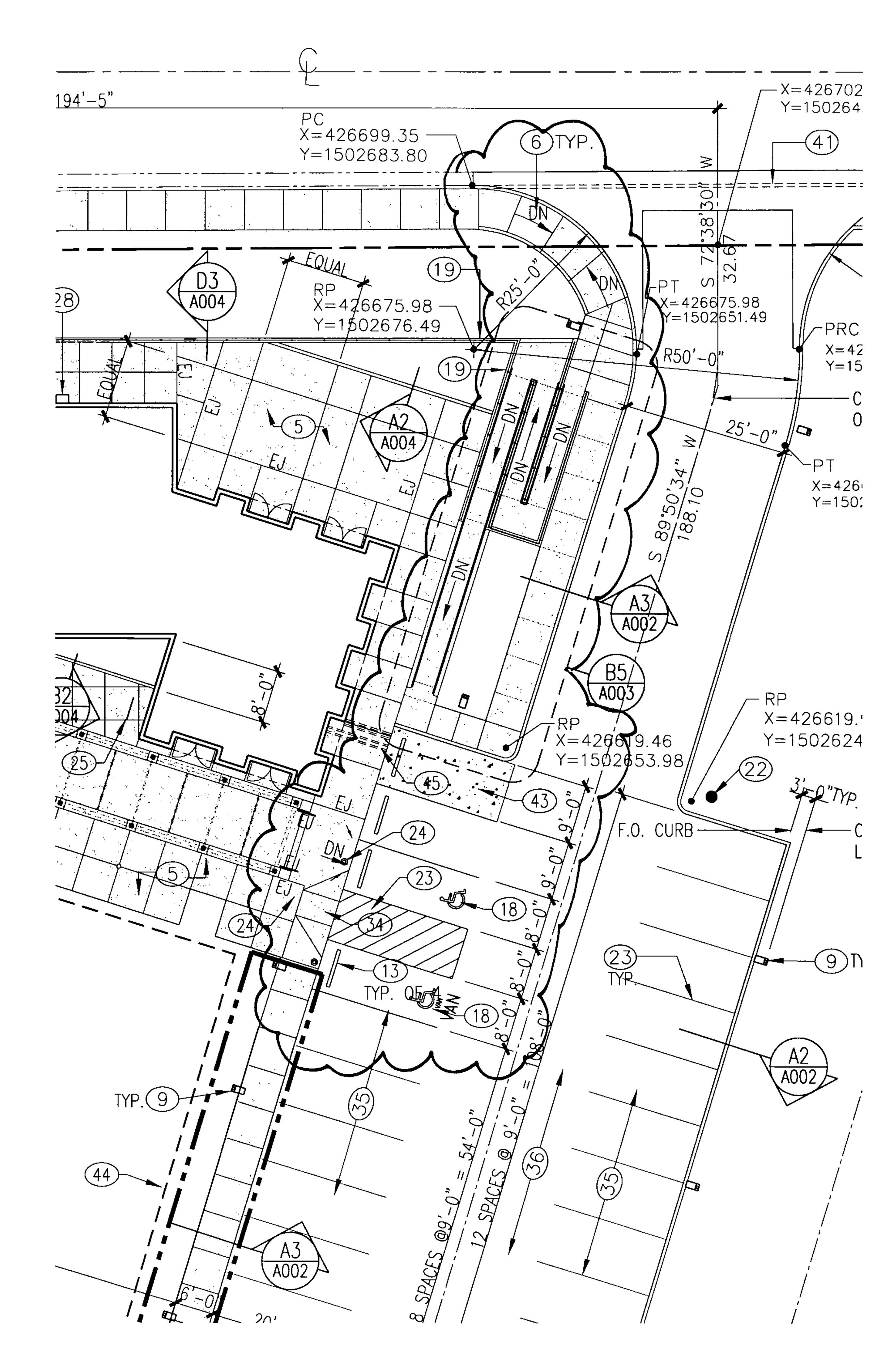
If you have any questions, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Steven J. Perich, AIA, Principal







P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

March 3, 2003

Steven J. Perich, Registered Architect 6801 Jefferson Ne, Suite 100 Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for

APD Montgomery/Tramway Police Substation, [G-23 / D11]

12700 Montgomery NE

Architect's Stamp Dated 02/27/03

Dear Mr. Perich:

The TCL / Letter of Certification submitted on February 28, 2003 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: APD Montgameny : Trainway Substation ZONE MAP/DRG. FILE #: 6-23-Z EPC#: DRB#: 99-294 **WORK ORDER#:_** LEGAL DESCRIPTION: Lots 3A 4 Block 2 Glenwood Hills CITY ADDRESS: 12700 Mantgameny Blud. NE ENGINEERING FIRM: 1500C SON 5 AVFVVOIN 28 Monroe NE PHONE: ADDRESS:_ 268 - 8828 87108 Alba. NM ZIP CODE:_ CITY, STATE:_ Albuquerque Police Department Kaver Fischer CONTACT: Roma NW 769-2419 ADDRESS:_ PHONE:_ 87102 A160. NW CITY, STATE:_ ZIP CODE: Im Veltkamo)elcler Perick. CONTACT: Je ffer son NE Suite 100 761-9700 680 ADDRESS: PHONE:_ Alba. NM 87109 CITY, STATE:_ ZIP CODE:_ CONTACT:___ PHONE:_ CITY, STATE:_ ZIP CODE:_ Evik Lewis onavorn Construction Services CONTACT: 9208 858-1360 Lona Lane NE ADDRESS:_ PHONE: Alba. NW CITY, STATE:_ ZIP CODE: 87111 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN SECTOR PLAN APPROVAL GRADING PLAN FINAL PLAT APPROVAL EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) **FOUNDATION PERMIT APPROVAL**

WAS A PRE-DESIGN CONFERENCE ATTENDED! YES NO COPY PROVIDED

____ENGINEERS CERTIFICATION (TCL)___

TRAFFIC CIRCULATION LAYOUT (TCL)

ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)

OWNER:

ARCHITECT:

SURVEYOR:

CONTRACTOR:

ADDRESS

CLOMR/LOMR

OTHER

DATE SUBMITTED:

BCBIV. FEB 2 8 2003 HYDROLOGY SECTION

BUILDING PERMIT APPROVAL

GRADING PERMIT APPROVAL

PAVING PERMIT APPROVAL

WORK ORDER APPROVAL

OTHER (SPECIFY)

CERTIFICATE OF OCCUPANCY (PERM.)

CERTIFICATE OF OCCUPANCY (TEMP.)

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.



Ms. Terri Martin
Hydrology Plan Checker
Development and Building Service, Planning Department
City of Albuquerque
Public Works Department - Transportation Development Services Section
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: APD Montgomery & Tramway Police Substation - 12700 Montgomery NE Albq. Transit Dept. Park & Ride - 4300 Spanish Bit NE Lots 3A & 4, Block 2, Glenwood Hills Architect's Certification for Permanent C.O.

Dear Terri:

This letter is to inform you that the remaining condition for issuance of a Permanent C.O for the above referenced project has been met. A permanent sidewalk easement at the access ramp from Landau to the substation has been approved and recorded. Please find attached a copy of the recorded easement document.

Attached is also a copy of the site plan with the final DRB sign off. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved site plan located at 12700 Montgomery (Substation) and 4300 Spanish Bit (Park & Ride), and request that a Permanent Certificate of Occupancy be issued. Please refer to the attached correspondence for background information regarding previous accepted Certification with listed exceptions.

If you have any concerns or questions regarding this, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Steven J. Perich, AIA,

Principal

cc:

D) 国 G 国 V 国 D) FEB 2 8 2003 HYDROLOGY SECTION

Roy Turpen, Karen Fischer – APD Planning Tim Veltkamp – D/P/S STEVEN J.
PERICH
No. 2225
2/21/03
STERED ARCHITES

PERMANENT EASEMENT

Albuquerque Police Department

Grant of Permanent Easement, between City of Albuquerque ("Grantor"), whose address is 400 Roma NE, ABQ, NM 87102 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Pedestrian Access Ramp, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 3/5L day of ________, 2003

APPROVED:

Oily Engineer

Dated

GRANTOR:

(Individual)

GRANTOR.

By:__

CHIEF ROMNISTRATIVE OFFICER

(Corporation or Partnership)

RECEIVED

FEB 1 4 2003

Rev. 1/00 KJC

-1-

Dekker/Perich/Sabatiff

Bern. Co. ERSE R 13.88

2003019535 5802531 Page: 1 of 3 02/05/2003 04:041 8x-849 Pg-9500

Mary Herrers

INDIVIDUAL

STATE OF	
COUNTY OF)	
This instrument was acknowledged bef	ore me on, day of, 20', by
	Notary Public
My Commission Expires:	
\subseteq	ORPORATION
STATE OF New Mexic	
COUNTY OF Bernalilo)ss	
This instrument was acknowledged before The Tarrive Chief administrative	ore me on 3/st day of January, 2063, by
Of City of Albuquergue. a	corporation on behalf of the corporation.
	Folicio Lina
	Notary Public
My Commission Expires:	
1-20-06	
<u>P</u>	<u>ARTNERSHIP</u>
STATE OF)	
COUNTY OF	
This instrument was acknowledged before the contract of the co	
	, w paratoroni,
	Notary Public
My Commission Expires:	2003019535
The Commission Daphes.	5802531 Page: 2 of 3
Mari	Herrera Bern. Co. EASE R 13.00 Bk-A49 Pg-9500

(EXHIBIT 'A' ATTACHED)

LEGAL DESCRIPTION

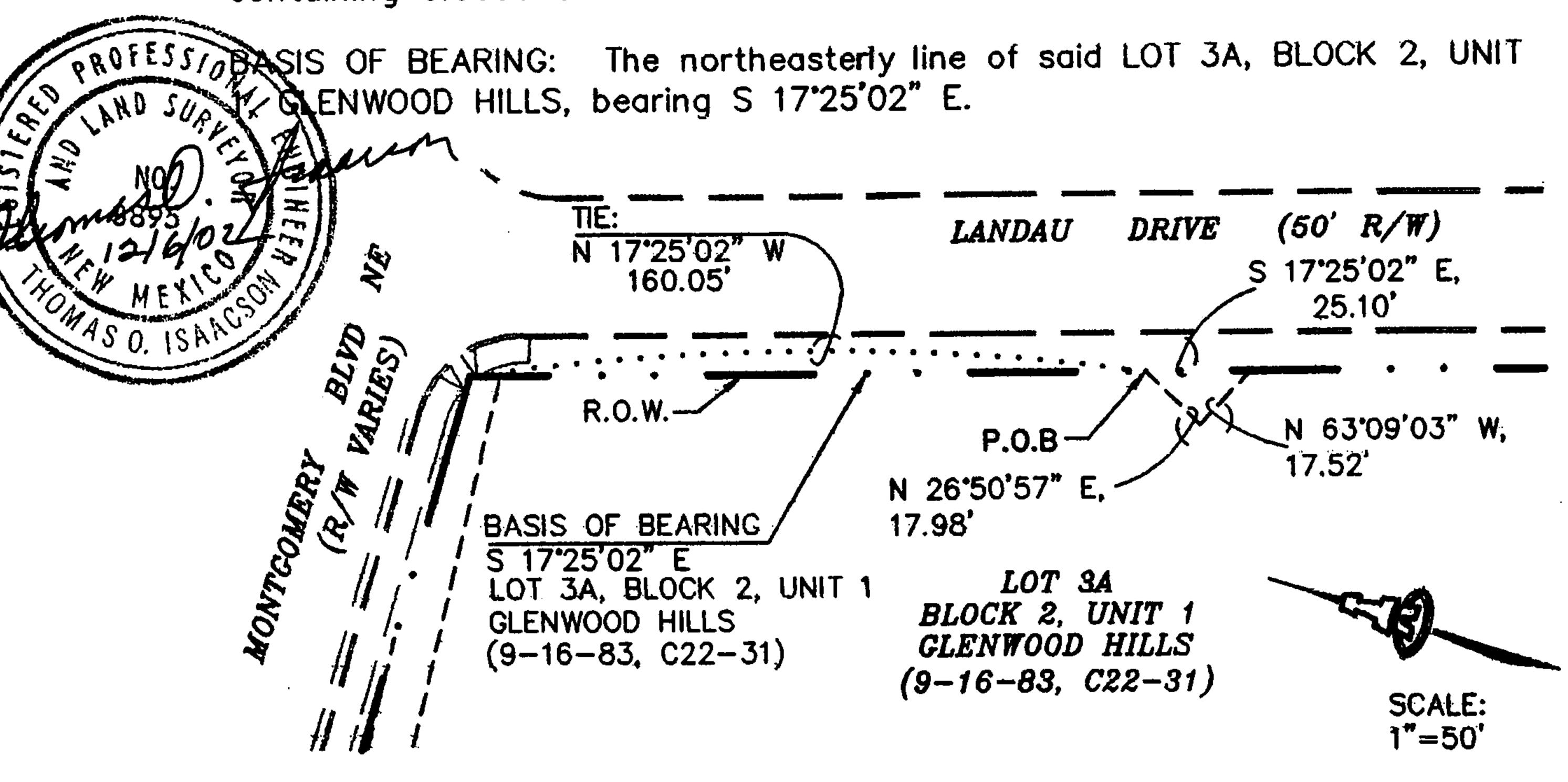
A tract of land situate within Section 2, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of LOT 3A, BLOCK 2, UNIT 1, GLENWOOD HILLS, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 16, 1983, in Volume C22, Folio 31, said tract being more particularly described as a Drainage Covenant as follows:

BEGINNING at the northeasterly corner of the herein described tract, said point being the Point of Beginning of a public access easement, said point being on the northeasterly line of said LOT 3A, from whence a tie to the northeast corner of said LOT 3A bears N 17'25'02" W, 160.05 feet;

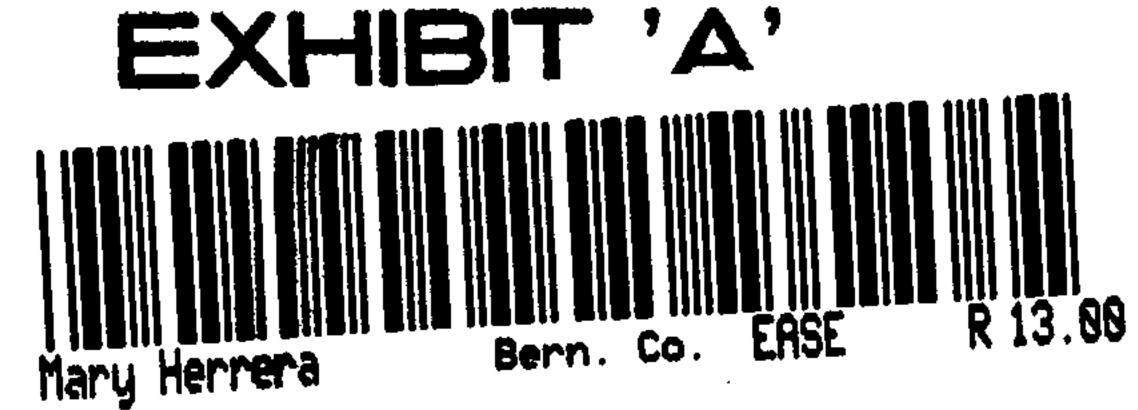
THENCE continuing along said northeasterly line S 17°25'02" E, 25.10 feet to a point;

THENCE leaving said northeasterly line and continuing N 63'09'03" W, 17.52 feet to a point;

THENCE continuing N 26'50'57" E, 17.98 feet to the Point of Beginning, and containing 0.0036 acres more or less.



054ESM6.DWGnav 12/05/02



2003019535 5802531 Page: 3 of 3 02/05/2003 04:04P Bk-A49 Pg-9500



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

January 8, 2003

REMINISTRATION

JAN 1 Q 2003

Steven J. Perich, Registered Architect Dekker/Perich/Sabatani LTD. 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109 Dekker/rerich/Sabatini

Re:

Approval of an Extension of Temporary Certificate of Occupancy (C.O.) for

APD Montgomery & Tramway Substation, [G23 / D11]

12700 Montgomery NE

Architect's Stamp Dated 11/18/02

Dear Mr. Perich:

Based on the information provided on your submittal dated December 30, 2002, the above referenced project is approved for an extension of a 30-day Temporary C.O.

An Extension to a Temporary C.O. has been issued allowing the outstanding transportation issue to be completed within the time period. When the remaining issue has been fully completed, is in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

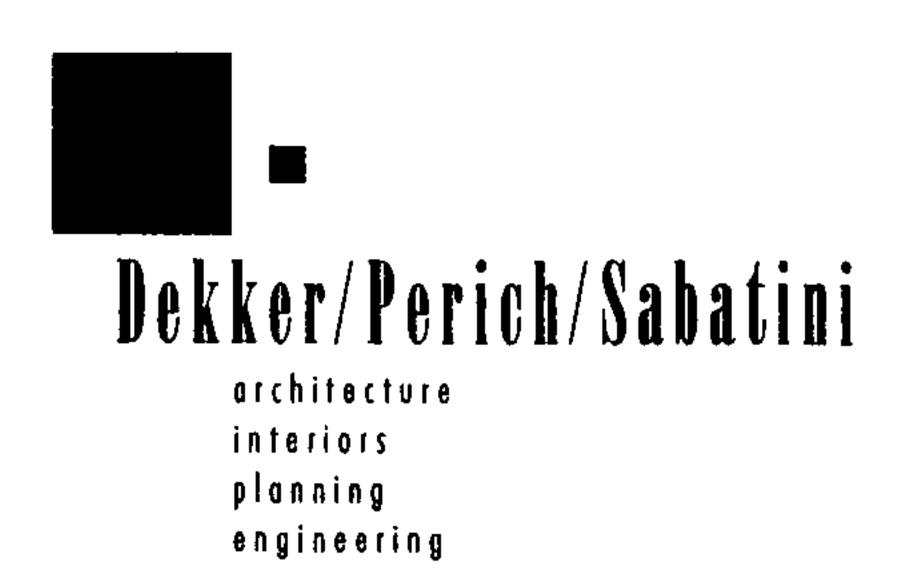
Development and Building Services

Planning Department

c:

Engineer
Hydrology file
C.O. Clerk

December 30, 2002



Terri Martin
City of Albuquerque
Public Works Department
Plaza del Sol Building
600 2nd St., NW
Albuquerque, NM 87102

Re: APD Community Substation

Permit G 23/D11

Dear Terri:

I am writing to follow-up on our conversation of this date to formally request a 30-day extension to the temporary Certificate of Occupancy for the above-referenced project. As discussed, it is our understanding that a sidewalk easement is required by the City of Albuquerque Transportation Department in order to accommodate the final construction of the handicap ramp at the sidewalk bordering the property line and the public right-of-way. This easement has been prepared and is presently being processed by the Albuquerque Police Department for signatures by the Chief of Police and the City Engineer. We anticipate a 30-day extension should be more than ample time to complete this easement paperwork and get it filed.

Terri, thank you for your consideration and assistance with this request. If you concur, please issue the necessary paperwork to Longhorn Construction granting the extension of the temporary Certificate of Occupancy. If you have any concerns regarding any of this, or any questions, please feel free to contact me. I can be reached at 761-9700.

Sincerely,

Dekker/Perich/Sabatini

Steven J. Perich, AIA

Principal

SJP/clm

cc: Lawrence Trujillo – Longhorn Construction

Roy Turpen, Karen Fischer – APD Planning

Tim Veltkamp – D/P/S

Tm V



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

RECEIVED

November 25, 2002

NOV 2 7 2002

Dekker/Perich/Sabatini

Steven J. Perich, Registered Architect Dekker/Perich/Sabatani LTD. 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

APD Montgomery & Tramway Substation, [G23 / D11]

12700 Montgomery NE

Architect's Stamp Dated 11/18/02

Dear Mr. Perich:

Based on the information provided on your submittal dated November 22, 2002, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the following exceptions (mentioned in the November 18, 2002 letter) as acceptable. The Access Ramp from Landau to substation will need a Sidewalk Easement for the Access Ramp protruding beyond public row.

A Permanent C.O. will be issued following these conditions: The Sidewalk Easement has been approved; the site has been constructed in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.

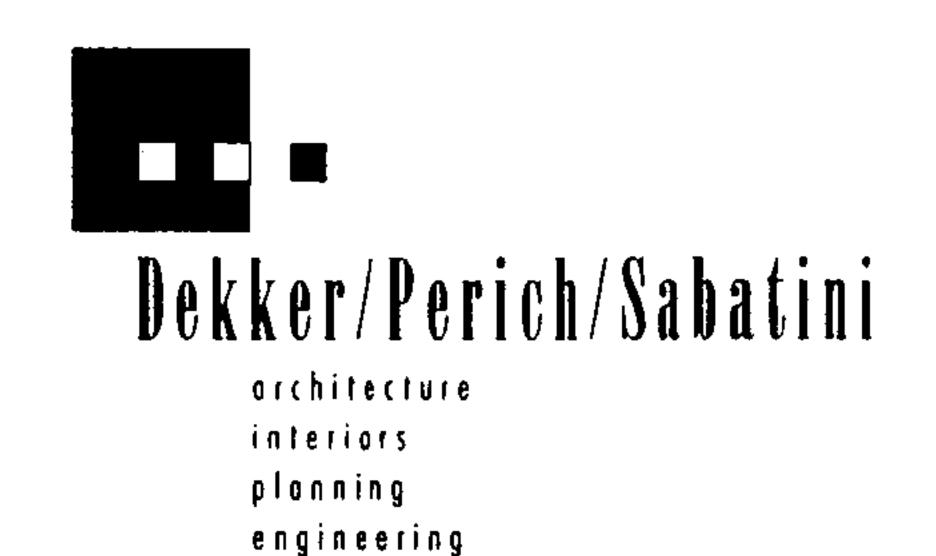
Senior Traffic Engineer

Development and Building Services

Planning Department

c:

Engineer
Hydrology file
C.O. Clerk



Mr. Michael Zamora
Commercial Plan Checker
Development and Building Service, Planning Department
City of Albuquerque
Public Works Department - Transportation Development Services Section
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: APD Montgomery & Tramway Police Substation - 12700 Montgomery NE Albq. Transit Dept. Park & Ride - 4300 Spanish Bit NE Lots 3A & 4, Block 2, Glenwood Hills Architect's Certification for C.O.

Dear Mr. Zamora:

Attached is a copy of the site plan with the final DRB sign off. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved site plan located at 12700 Montgomery (Substation) and 4300 Spanish Bit (Park & Ride), with the only exceptions being as follows:

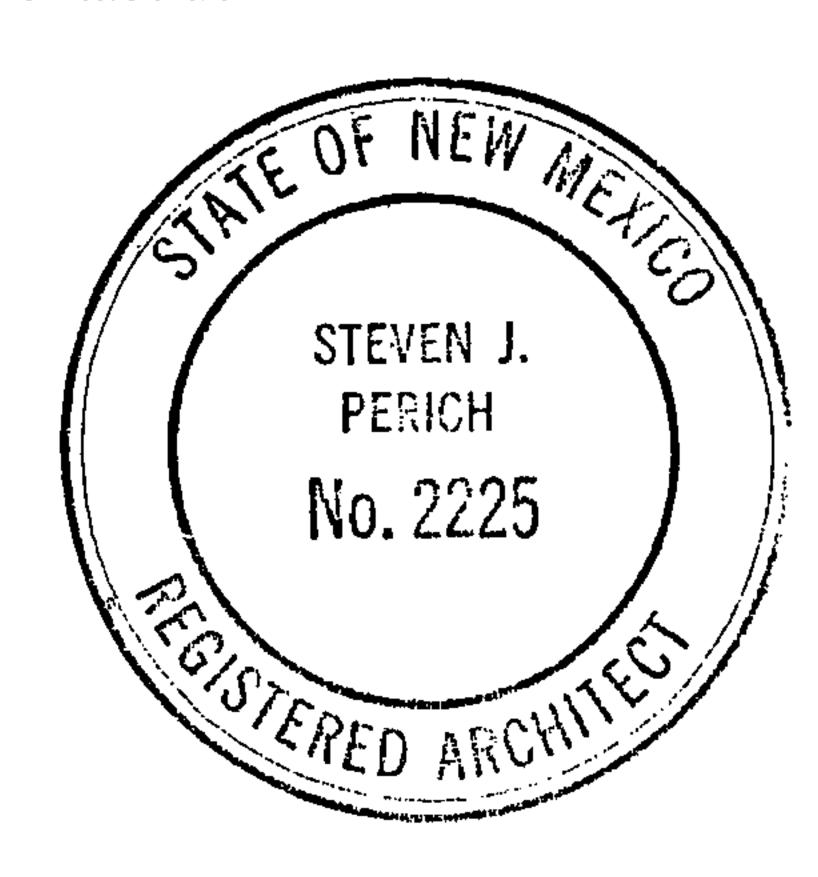
- The access ramp from Landau to the substation parking lot has been reconfigured per the attached drawing to better accommodate grading conditions.
- The 2 accessible parking spaces at the substation parking have moved 9'-0" to the west (see attached drawing). This was done to improve access and minimize slope along the access to the building.
- A retaining wall was added at the western side of the substation parking lot to better accommodate grading conditions.
- The most southern entrance to the Park and Ride along Spanish Bit was adjusted in width to 24'-0" and the southern radius to 6'-0". This was changed so that the existing storm inlet would not have to be reconstructed. We did contact Richard Dourte regarding this change on August 13, 2002 and he agreed that it was acceptable.

If you have any questions, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Steven J. Perich, AIA, Principal





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

November 22, 2002

Fred Arfman, P.E. Isaacson & Arfman, P.A. 128 Monroe NE Albuquerque, New Mexico 87108

RE: APD MONTGOMERY SUBSTATION

(G-23/D11)

(12600 Montgomery Blvd NE)

CERTIFICATE OF OCCUPANCY APPROVAL-Temporary

ENGINEERS CERTIFICATION DATED 11/21/2002

Dear Mr. Arfman:

Based on the information provided in your submittal dated 11/21/2002, the above referenced project is approved for a TEMPORARY Certificate of Occupancy.

A temporary Certificate of Occupancy has been issued for 90 days, allowing the Work Order items to be completed, and a Letter of Completion by the City's Construction Division, Public Works Department to be issued.

Upon receipt of the Letter of Completion, a Permanent Certificate of Occupancy can be issued.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Town a. Martin

Development and Building Services Division

BLB

c: Certificate of Occupancy Clerk, COA Drainage file Approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: APD MONTGOMERY SUBSTA DRB #: 99 - 296 EPC#: 7 - 99 - 72	ZONE MAP/DRG. FILE #: GZS/DV/
LEGAL DESCRIPTION: GLENWOOD HILLS LINITO CITY ADDRESS: 12600 MONTGOMERY BU	WORK ORDER#: 6230.91 NE, BLK 2, 6230.91
ENGINEERING FIRM: ISAACSONE AREMAN, P.A. ADDRESS: 128 MUNROE ST. ONE CITY, STATE: ARD.	CONTACT: FRED ARFMAN PHONE: Z68-8828 ZIP CODE: 87100
OWNER: C.O.A. ALBUO, POLICE DEPT ADDRESS: AOO ROMA NE CITY, STATE: ABO NM	CONTACT: ROY TOR AND PHONE: 768-2175 ZIP CODE: 87102
ARCHITECT: DEKKER PERICH SABATINI ADDRESS: 6801 DEFFER SON NE CITY, STATE: AS O NM	CONTACT: TIM VELTCAMP PHONE: 761-9700 ZIP CODE: 80109
SURVEYOR: ALDRICH LAND SURVEYING ADDRESS CITY, STATE:	CONTACT: Tim Acorical PHONE: 884-1990 ZIP CODE:
CONTRACTOR: LONGHORN CONSTRUCTION ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
DRAINAGE PLAN 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	K 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 COPY PROVIDED	NOV 2 1 2002 HYDROLOGY SECTION
DATE SUBMITTED: 1.21.02 BY: TRSE	DC. ARTMAN, P.E., ACSON & ARTMAN, P.A.
Requests for approvals of Site Development Plans and/or Subdivision Pl	ats shall be accompanied by a drainage submitted

opment 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
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



City of Albuquerque Planning Department Development & Bldg. Ser. Div. Hydrology Section

TO: FRED ARFMAN
At: ISSACSON + ANFMAN
City: ALBQ.,
State:
Fax No. $(505)268-2632$
Number of pages:
Date: 1/-22-02 Time: 2:10 p.m.

From: TERESA MARTIN

600 2nd St NW

Albuquerque, New Mexico 87102

Phone No. (505) 924-3981 Fax No. (505) 924-3864

Comments:

copy or Tayp. C.O. ATTACHOO.



July 19, 2000

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

RE: GRADING & DRAINAGE PLAN FOR MONTGOMERY/LANDAU POLICE SUBSTATION (G-23/ D011) ENGINEER'S STAMP DATED JULY 12, 2000 SUBMITTED FOR BUILDING PERMIT APPROVAL AND GRADING PERMIT APPROVAL

Dear Mr. Arfman,

Based upon the information provided in your July 17, 2000, submittal, the project, referred to above, is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

In addition, the submittal is approved for an SO 19 permit, which is required for construction within the city right-of-way.

Prior to release of the Certificate of Occupancy, an Engineer Certification of the grading and drainage plan, per the DPM checklist, and a copy of the grading and drainage plan, with approval sign-off by the City's field inspector, will be required.

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

Sincerely,

Stuart Reeder, P.E.

Hydrology Division

xc: Pam Lujan, Permits w/attachment Whitney Reierson

Vile

DRAINAGE INFORMATION SHEET

FICT APD Montgomery/Landau E	Substation Zone Atlas/DRNG. G23/D11 FILE#:
DRB 99-296 EFC Z-99-	
LEGAL DESCRIPTION: Glenwood Hills, Uni	
CITY ADDRESS:	
ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, MM ALB. POL OWNER: CITY OF ALBUQUERQUE, PANSIT/PAN ADDRESS: COOL Yale Blvd. NE CITY, STATE: Abg, NM ARCHITECT: Dekker/Perich/Sabatini ADDRESS: COOL Jefferson NE CITY, STATE: Abg, NM SURVEYOR: ACDRICH LAND SURVE	PHONE: ZIP CODE: CONTACT: Dave Wyzenbee PHONE: 761-9700 ZIP CODE: 87109
ODDRESS:CLTY, STATE:	PHONE: 584-1990 ZIP CODE:
ADDRESS: CLTY, STATE: TYPE OF SUBHLITAL: DRAINAGE REPORT DRAINAGE PLAN	CONTACT: PHONE: ZIP CODE: CHECK TYPE OF AFPROVAL SOUGHT: SKETCH PLAT APPROVAL PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRATHAGE FEDRIOGY SECTION GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER	S.DEV. PLAN FOR SUB'D. APPROVAL S.DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION FERMIT APPROVAL BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING: YES NO COPY PROVIDED	CERTIFICATE OF OCCUPANCY APPROVAL GRADING FERMIT APPROVAL FAVING FERMIT APPROVAL S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS OTHER (SPECIFY)
DATE SUBMITTED: 07/17/00 BY: Conavious Donat FOR ISAACSON & AREMAN, P.A.	



March 10, 2000

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for APD Montgomery/Landau Substation and Park and Ride (G23/D11) Submitted for Site Development Plan for Building Permit Approval, Engineer's Stamp Dated 11/4/99.

Dear Mr. Arfman:

Based on the information provided, the above referenced plan is approved for Site Development Plan for Building Permit approval by the DRB and for Building Permit release.

Please attach a copy of this approved plan to the set of construction drawings for Building Permit sign-off.

As you are aware, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this site.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

c: Whitney Reierson, City Hydrology (File

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

February 29, 2000

Ms. Susan Calongne, PE
City/County Floodplain Administrator
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

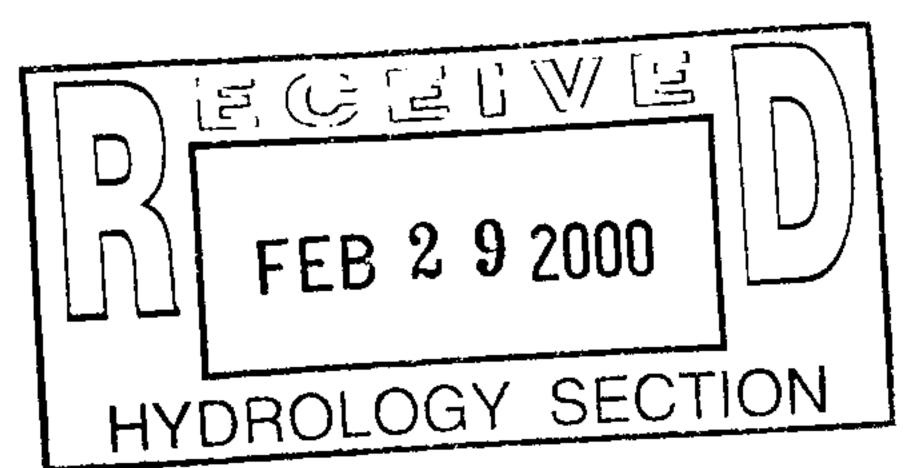
Re: Comments for Grading and Drainage Plan for APD Montgomery/Landau Substation and Park and Ride (G23/D11)

Dear Ms. Calongne:

Your comments for the APD Montgomery/Landau Substation and Park and Ride Grading & Drainage Plan were addressed in the following manner:

1. A map showing the local drainage basin has been included with this letter. Please note that the overall basin, which drains to the storm system at Tramway, is 124 acres, while this site is only 3.9 acres. (See Exhibit attached) The proposed site provides for only approximately 3% of the basin area.

Also, this property is an in-fill site. The area surrounding this project is all previously developed, with an existing storm system in place that has the capacity to carry historical flows. As built construction plans from 1993 for the storm drain in Tramway show the portions south of Montgomery Blvd as carrying 207.4 cfs during the 100-year, 6-hour storm. The site has been designed to ensure that no more storm water than the historical flows of 8.98 cfs that the undeveloped site generates will leave the property. All flows in excess of these historical quantities are detained on site via ponding and routing. Therefore, there is no increase in the flows that the storm drain will need to carry.



2. A "Covenant and Maintenance Agreement" has been prepared for the pond, and is currently being processed at the city.

Please call me at 268-8828 if you have any further questions or comments. Thank you for your assistance.

Sincerely,

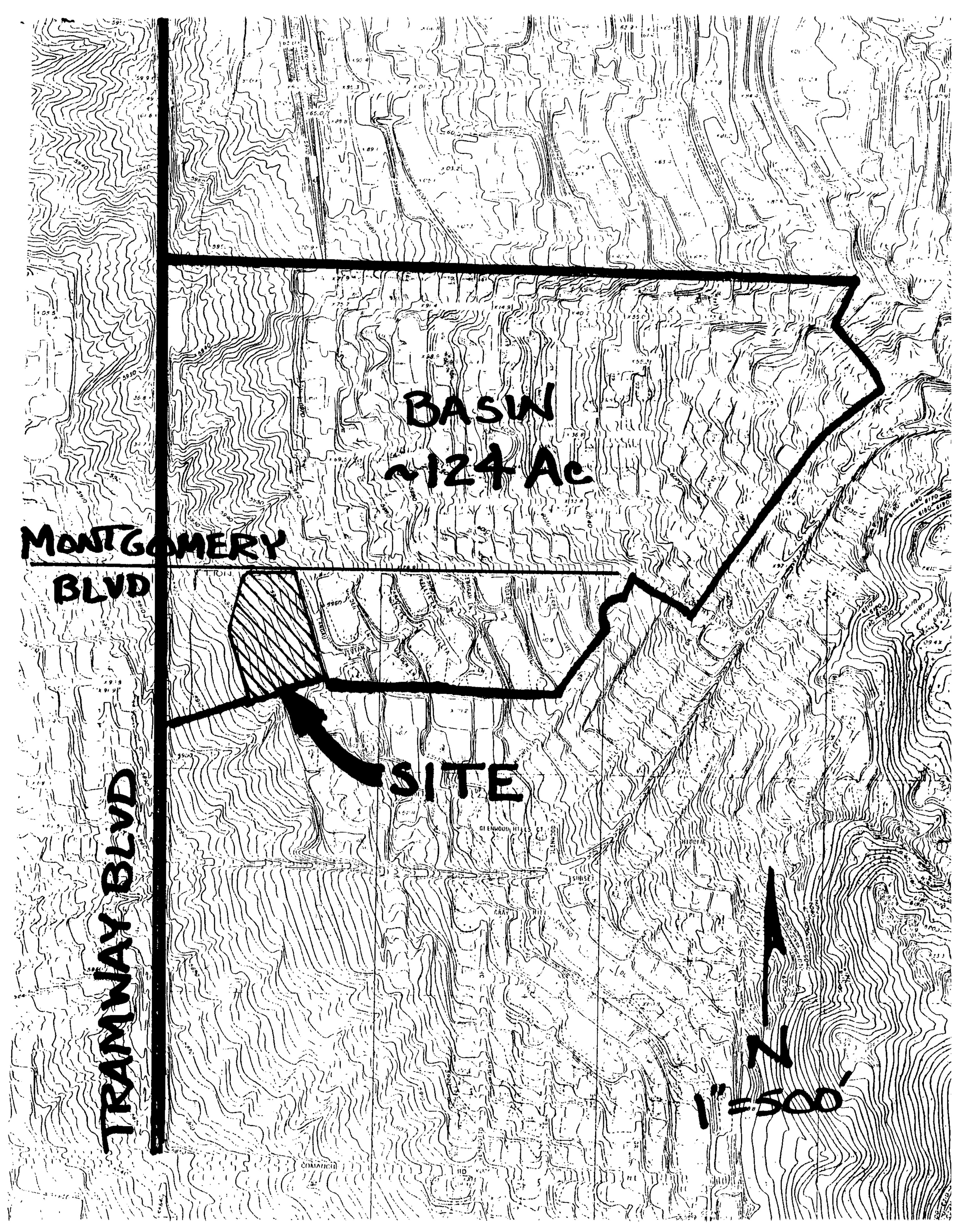
Isaacson & Arfman, P.A.

Genevieve Donart

GD/gld

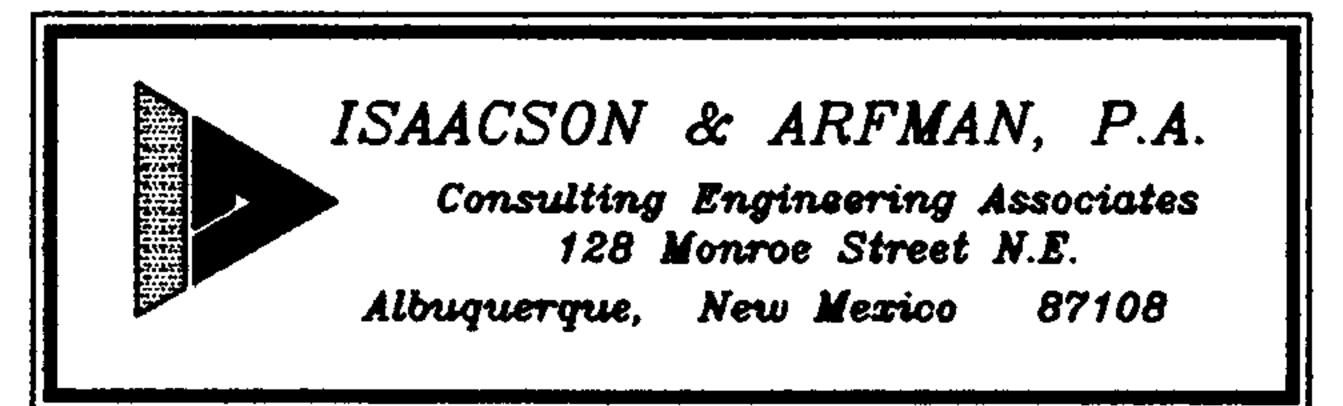
FEB 2 9 2000

HYDROLOGY SECTION



G-23/DOW

Letter of Transmittal



To:	Susan Caro	3 CADE	1884 - 177 - 1888 ⁻ 1882 - 1 ⁸⁸ - 1 ⁸⁸ - 1 ⁸⁸ - 1 ⁸ - 1884		Date: 2/29/0
	COA				Job No. 1054
	PLAZA DEL	<u>50</u>	•		
Attn					
Refe	erence: APD Me	NTOGOME	RY/C	ANDAU (C	3-23/D/1)
We	transmit to you	Cop	y(ies) of	f the following:	
		Plats		Specifications	
		Plans		Submittals	
		Disks		Shop Drawings	
		Report		Copy of Letter	
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			······································		
This information is transmitted: As per your request FEB 2 9 2000 For your files					
	As per your request				
	For your review & ap	proval		For your use	
-	For your information			Please review &	
	For your attention			For return to you	ur files
	For your signature			Please advise	
			·		
Rem	arks: PLEASE C	ALL MF	IF YO	L HAVE ANY	TIRTHER
	QUESTIC		······································		
			ANKS		
				ENNY Do	VARY
By:			Cop	ies to:	

(505) 268 - 8828; FAX: (505) 268 - 2632; EMAIL: iamengrs@swcp.com



February 11, 2000

Fred C. Arfman, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for APD Montgomery/Landau Substation and Park and Ride (G23/D11) Submitted for Site Development Plan for Building Permit Approval, Engineer's Stamp Dated 11/4/99.

Dear Mr. Arfman:

Prior to approval of the above referenced plan, the following issues must be resolved:

- 1. Downstream capacity: It appears that this site may be justified as an infill site. Therefore please provide a qualitative analysis of the drainage basin to justify the discharge from this site. Comparing the size of this site with the entire drainage basin, or examining how much of the basin is left to develop may accomplish this. Please address this issue.
- 2. Pond maintenance: The plan proposes a detention pond located within the bus turnaround island. Is this pond within public right-of-way or an easement? Is this a public or a private pond? Who will maintain this pond?

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

e: File

DRAINAGE INFORMATION SHEET

DRB # 99-296 EPC # Z-99-72	WORK ORDER # 6230.91
LEGAL DESCRIPTION: Glenwood Hills, Unit Or	ne, Block 2, Lots 3A & 4
CITY ADDRESS:	
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: GENNY DONA
ADDRESS: 128 Monroe Street NE	PHONE: 268-8828
CITY, STATE: Albuquerque, NM	ZIP CODE: 87108
OWNER: CITY OF ALBUQUERQUE, PANSIT/PARKIN	CONTACT:
ADDRESS: COOL Yale Blud. NE	PHONE:
CITY, STATE: Abq, NM	ZIP CODE:
ARCHITECT: Dekker/Perich/Sabatini	CONTACT: Dave Wyzenbe
ADDRESS: 6801 Jafferson NE	PHONE: 761-9700
CITY, STATE: Aba NM	ZIP CODE: 87109
SURVEYOR: AUS	CONTACT: Tim Acorica
DDRESS:	PHONE: 884-1990
CITY, STATE:	ZIP CODE:
CONTRACTOR: T.B.D.	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN CRADING PLAN (RESUBMITTAL)	S.DEV. PLAN FOR SUB'D. APPROVAL
EROSION CONTROL PLAN	S.DEV. PLAN FOR BLDG. PERHIT APPROVAL SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	- FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
FRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
NO NO	PAVING PERMIT APPROVAL
X COPY PROVIDED PREVIOUSLE DIJAN 21 2000	S.A-D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
L HYDHOLOGY SEC	OTHER (SPECIFY)

FOR ISAACSON & ARFMAN, P.A.

Med to justify by

Whitney - Please log this in and give

me tre pile.

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

January 21, 2000

Ms. Susan Calongne, PE
City/County Floodplain Administrator
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: APD Montgomery/Landau Substation and Park and Ride

(G23/D11)

Dear Ms. Calongne:

This letter is in response to your comments of September 20, 1990 regarding the revised grading and drainage plan for the above referenced site:

- 1. Existing storm drains are now shown on the plans in Spanish Bit Drive near the southwest corner of the site. The storm drains were field located to confirm their existence. These flows are piped west where they discharge to the Tramway Blvd storm drain system.
- 2. We propose a work order to tie into existing City inlets. A Public Works Department title block has been added to the grading plan. Also, all ties to inlets have been made 12" or larger.
- 3. Off-site flows cross the site from Glenwood Hills Unit 6, Tract A (shown as Basin 7 in the grading and drainage plans). These flows have now been addressed in the grading plan and hydrology calculations. Any confusing language regarding the off-site flows has been removed. Please see the attached grading and drainage plans.

If you have any further questions, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN, P.A.

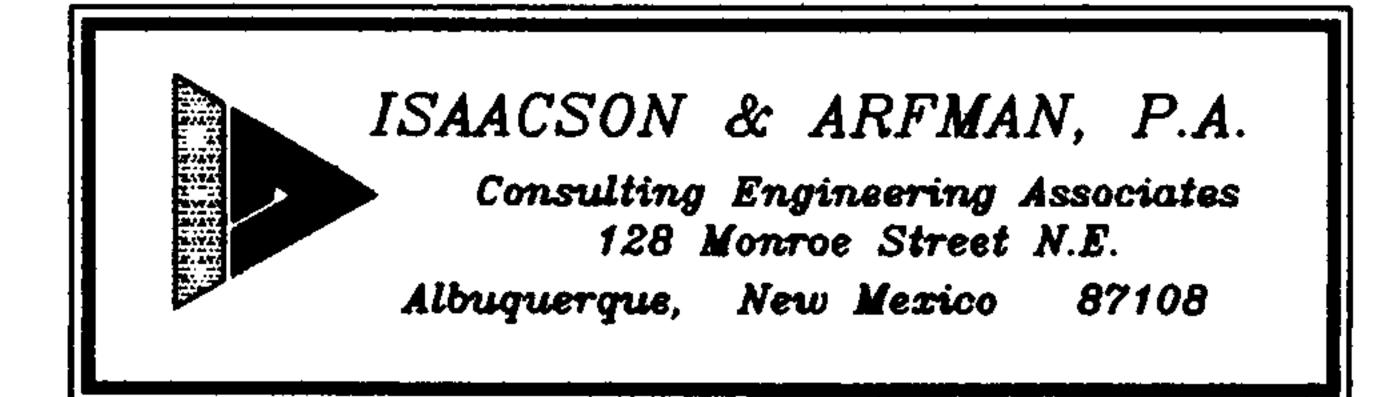
Genevieve Donart

GD/gld

JAN 21 2000

HYDROLOGY SECTION

Letter of Transmittal



To:	SUSAN CALONGNE		Date: 1/21/0 Job No. 1054
	COA		Job No. 1054
	PLAZA DEL SOL		
Attr			
Refe	erence: APD MONTGONERY	LANDAU SUBS	CACIFATE
We	transmit to you copy(i	es) of the following:	
	Plats		
	Gradiny + Drainage Plans	Submittals	
	Disks		
	Report		
	Response to comments		
X	Drainage Info sheet		
This	information is transmitted:		
	As per your request	For your files	
	For your review & approval		
	For your information	☐ Please review 8	return
	For you attention	☐ For return to yo	our files
	For your signature		
			······································
Rem	narks: <u>Please let me l</u>	snow it you	hara
	guastions. 2 Thanks,	268-8828	
	Thanks,		
		enny Donast	
By:	Janny Das	Copies to:	· · · · · · · · · · · · · · · · · · ·
	(505) 268 – 8828; FAX: (505) 268 –	2632; EMAIL: iamen	grs © swcp.com



September 20, 1999

Melissa J. Combs, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, New Mexico 87108

RE: Revised Grading and Drainage Plan for APD Montgomery/Landau Substation and Park and Ride (G23/D11) Submitted for Site Development Plan for Building Permit Approval, Engineer's Stamp Dated 8/5/99.

Dear Ms. Combs:

Prior to Site Plan approval for the above referenced site, the plan must be revised to address the following comments:

- 1. The plan **must** address downstream capacity. You may use a qualitative approach to justify the discharge from this infill site, but information regarding the downstream storm drain system and the street capacities is required. Please show the existing storm drains on the plan.
- 2. An S.O. #19, or Work Order, is required to tie into existing inlets within City right-of-way. Which do you propose? Typically, a minimum 12" pipe is used to tie into the back of inlets.
- 3. The plan states that no off-site flows cross this site and then states that they do. Please clarify this on the plan. If off-site flows do cross the site, please show the off-site basin, calculate the runoff and identify how this basin will drain in the ultimate condition.

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

Jusa Calogna

: File

DRAINAGE INFORMATION SHEET

PROJECT APD MONTGOMERY LANDAU SURS	TATION FILE#: 623/011
DRB # EPC #	WORK ORDER #
LEGAL DESCRIPTION: GLESWOOD HILLS WOOD HILLS WOOD	
CITY ADDRESS:	
ENGINEERING FIRM: Isaacson & Arfman, P.A. ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM OWNER: CITY OF ALBOODEROUS ADDRESS: CITY, STATE: ARCHITECT: DEVER PERCH SABATION ADDRESS: (80) DEPERSON ST, CITY, STATE: ABO. DM SURVEYOR: ALDRICH LAND SIRVE (NA ADDRESS: P.O. BOX 30701 CITY, STATE: ALBOO. DM	DE
CONTRACTOR: LANCESOULE ADDRESS: CITY, STATE: TYPE OF SUBMITTAL:	ZIP CODE: 87190 CONTACT: PHONE: ZIP CODE: CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER	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
PRE-DESIGN MEETING: YES NO COPY PROVIDED HYDROLOGY SECTION	BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS OTHER (SPECIFY)
DATE SUBMITTED: - 8-18-99 BY: MUSSU WASSE FOR ISAACSON & AREMAN, P.A.	

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

July 30, 1999

Ms. Susan Calongne, PE City/County Floodplain Administrator Hydrology Division City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: APD Montgomery/Landau Substation & Park Ride (G23/D11)

Dear Ms. Calongne:

The following letter will address the comments you provided in your letter dated 6/11/99 concerning the above referenced site.

- 1. Per a recent discussion with Fred Aguirre, when a small site abuts an existing storm drain system and can connect directly into the back of an existing inlet, the downstream storm drain capacity analysis is not required. This is because the additional developed flows from the site will peak and pass through the system prior to the existing storm drain peak flow rate. For this reason additional analysis of the Montgomery Blvd. storm drain has not been completed. The Spanish Bit storm drain system is presently accepting 8.6 cfs from this site in its undeveloped state. Per the drainage plan, the runoff from this site will be limited to the pre-development flow rate. Therefore, there will be no net effect on the existing storm drain system.
- 2. Once Basin 5 is developed, the discharge will be limited to the historical undeveloped flow rate by the use of detention ponding and water harvesting. The most probable location for the future detention pond has been added to the plan for your information.
- 3. No, the site is not planned to be replatted. Reciprocal parking and pedestrian access easements will be granted between Lots 3A and 4. A drainage easement over Lot 3A will be granted to Lot 4.
- 4. Please see the attached site and landscaping plans.

If you have any further questions, please call me at 268-8828.

Respectfully yours,

ISAACSON & ARFMAN, P.A.

Mellssa Combs

Melissa Combs, PE

MC/rtl

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



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 11, 1999

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for APD Montgomery/Landau Substation and Park and Ride (G23/D11) Submitted for Site Development Plan for Building Permit Approval, Engineer's Stamp Dated 4/29/99.

Dear Mr. Arfman:

Prior to Site Plan approval for the above referenced site, the plan must be revised to address the following comments:

- 1. Please address downstream capacity. The plan proposes to discharge Basin 1 directly into the Montgomery Boulevard storm drain and drain 9 cfs onto Spanish Bit Drive. How does this impact the downstream storm drain systems?
- 2. The calculations consider Basin 5 as undeveloped, however, this plan must address the fully developed condition.
- 3. It appears that this site contains two parcels. Do you propose to replat this site?
- 4. The traffic circulation layout (TCL) must be approved concurrently with the drainage plan. Attached are comments from City Transportation. Please resubmit the TCL with the drainage resubmittal.

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

Attachment

c: File



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 11, 1999

Mr. Fred C. Arfman, P.E. Issacson - Arfman Consulting Engineering Assoc. PA 128 Monroe Street NE Albuquerque, New Mexico 87108

Re: Site Plan submittal for building permit approval for The City of Albuquerque (APD & Transit Department) - Montgomery / Landau Police Substation and Transit Park and Ride, Glenwood Hills Subdivision, Unit One, Block 2, Lots 3A & 4; (Zone Map G-23 Z), Engineer's Stamp dated 4/29/99.

Dear Mr. Arfman,

The above referenced plan requires modification to the Site Plan prior to Building Permit release as follows: Conditions for approval proposed "site plan for building permit"should include compliance with the conditions of approval by the EPC as follows:

- TIS determination will be required for the remaining undeveloped parcel prior to any development proposals.
- Dedication of a 60 foot right-of-way for Spanish Bit Street.
- Provision of an adequate turn-around area for the bus traffic. A sidewalk easement may be required for the displace sidewalk on Spanish Bit Street.
- The proposed one-way access on Spanish Bit Street must be designed to be self-enforcing or converted to twoway operation.
- The horizontal and vertical alignments for the proposed access from Landau Drive must meet DPM standards and be constructed to the satisfaction of the Traffic Engineer.
- The site access, circulation pattern, structure orientation / configuration must be constructed to the satisfaction of the Traffic Engineer.
- Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 Unidirectional handicapped ramps should be used at all entrances.
- The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- Location of walls, fences and signs must meet the clear sight distance requirements.
- Site grades must accommodate handicapped features and ADA requirements for pedestrian access and circulation.
- Provision of street trees and / or landscaping on Montgomery Boulevard.
- Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- Coordination with the Solid Waste Department with regard to refuse container location and access.
- Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.
- Coordination of connections To the Tramway Bikeway with the City Trails Coordinator.

Please provide revised Site Plan reflecting above requirements and copy of replat for my files. Also verification from stated sections is needed. If you have questions please come by so I can clarify as necessary.

Sincerely,

Mike Zamora, / Commercial Plan Checker X:\share\montg-la.nbp



Letter of Transmittal

TO TRANSPORTATION DEV. DIVISIO	Date <u>04-79-29</u>
P.W.D. C.O.A.	
0NE-570P	
Attn: RICHARD DOURTE	
Reference APO MONTGOMERY /LANDAU	$m{u}$
	SUBSITE IKANSIT FIRE FRUE
Gentlemen:	
We transmit to youcopy(ies	s) of the following
Plats	Shop Drawings
DANG TRAFFIC Plans	Submittals
Specifications	Material Specifications
Report	Copy of Letter
	OODY OI LETTET
This information is transmitted:	
As per your request	For your files
For your review & approval	For your use
For your information	Please review & return
For your attention	For return to your files
	Please advise
PER JOHN (ASTURO'S M	=mo (04-15-90)
Remarks:	
	D) III III
	APR 2 9 1999
	HYDROLOGY SECTION
By: TRED C. AREMAN	Copies To

DRAINAGE INFORMATION SHEET

PROJECT APD MONTGOMERY LANDAU SUP TITUE: TRANSIT PARIL & RIDE	STATION FILE#:
DRB # EPC #	WORK ORDER #
LEGAL DESCRIPTION: CTLESWOOD HILLS WAT	· · · · · · · · · · · · · · · · · · ·
CITY ADDRESS:	
ENGINEERING FIRM: Isaacson & Arfman, P.A. ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM OWNER: CITY & ALBOOCEROOE ADDRESS: CITY, STATE: ARCHITECT: DEVER PERCH SABATINI ADDRESS: (80) JEFFERSON ST CITY, STATE: AB Q. NM SURVEYOR: ALDRICH AND SIRVEYING ADDRESS: P.O. BOX 30701 CITY, STATE: ALBOO. NM CONTRACTOR: LINKNOWN	ZIP CODE: 87109
CITY, STATE:	ZIP CODE:
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER PRE-DESIGN MEETING: YES NO COFY PROVIDED HYDROLOGY SECTION	CHECK TYPE OF APPROVAL SOUGHT: SKETCH PLAT APPROVAL PRELIMINARY PLAT APPROVAL S.DEV. PLAN FOR SUB'D. APPROVAL S.DEV. PLAN FOR BLDG. PERHIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL FAVING PERMIT APPROVAL S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS OTHER (SPECIFY)
DATE SUBMITTED: 04-79-99 BY: FRSO C. ARFMAN, P.A. FOR ISAACSON & ARFMAN, P.A.	

Address Card

Arf - Arf

Address

Arfman, Mr. Fred		
Engineer		
Issacson - Arfman Consulting Engineering Assoc. PA 128 Monroe NE Albuquerque, New Mexico 87108 USA		
Tel 1 (505) 268 - 8828 Ext	Tel 1	
Fax	Fax	

