

March 28, 2016

Martin Grummer, R.A. Martin FM Grummer Architect 331 Wellesley Pl., NE Albuquerque, NM 87106

Re: Unser & Vista Oriente, Bldg. 1A, Building Permit #: 201591581

Request for Certificate of Occupancy- Transportation Development

Architect's Stamp dated 4-30-08 (H10-D006A5)

Certification dated 3-25-16

Dear Mr. Grummer,

Based upon the information provided in your submittal received 3-24-15, 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 <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3630.

Albuquerque

Sincerely,

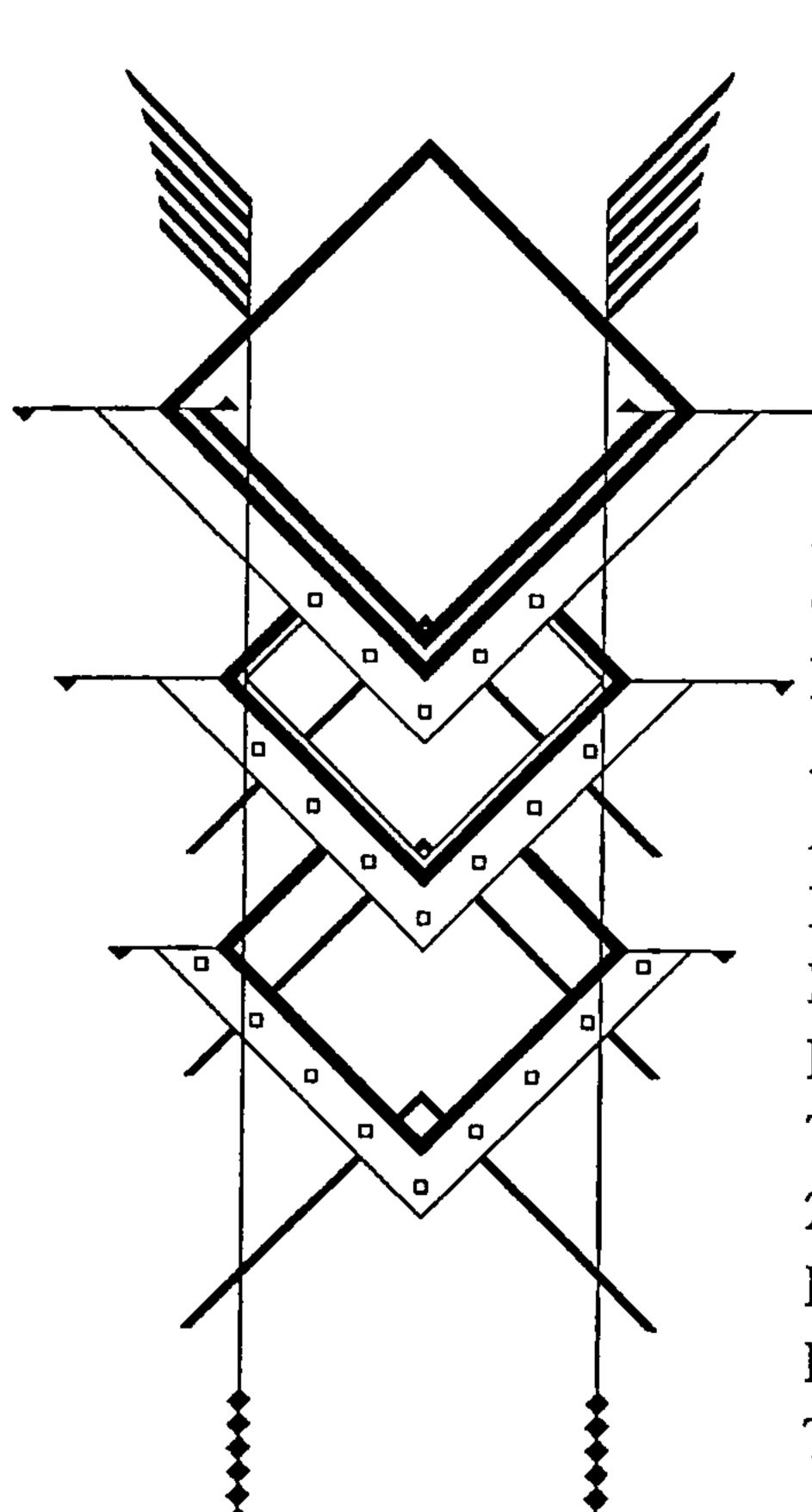
New Mexico 87103

John B. Gurulé, P.E.

www.cabq.gov Dev

Traffic Engineer, Planning Dept. Development Review Services

\jg via: email C: CO Clerk, File



TRAFFIC CERTIFICATION

I, MARTIN GRUMMER_, NMRA 002044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTA APPROVED PLAN DATED INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 25 MAR 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE THIS CERTIFICATION IS SUBMITTED IN AND BELIEF. SUPPORT OF REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS NOTED:

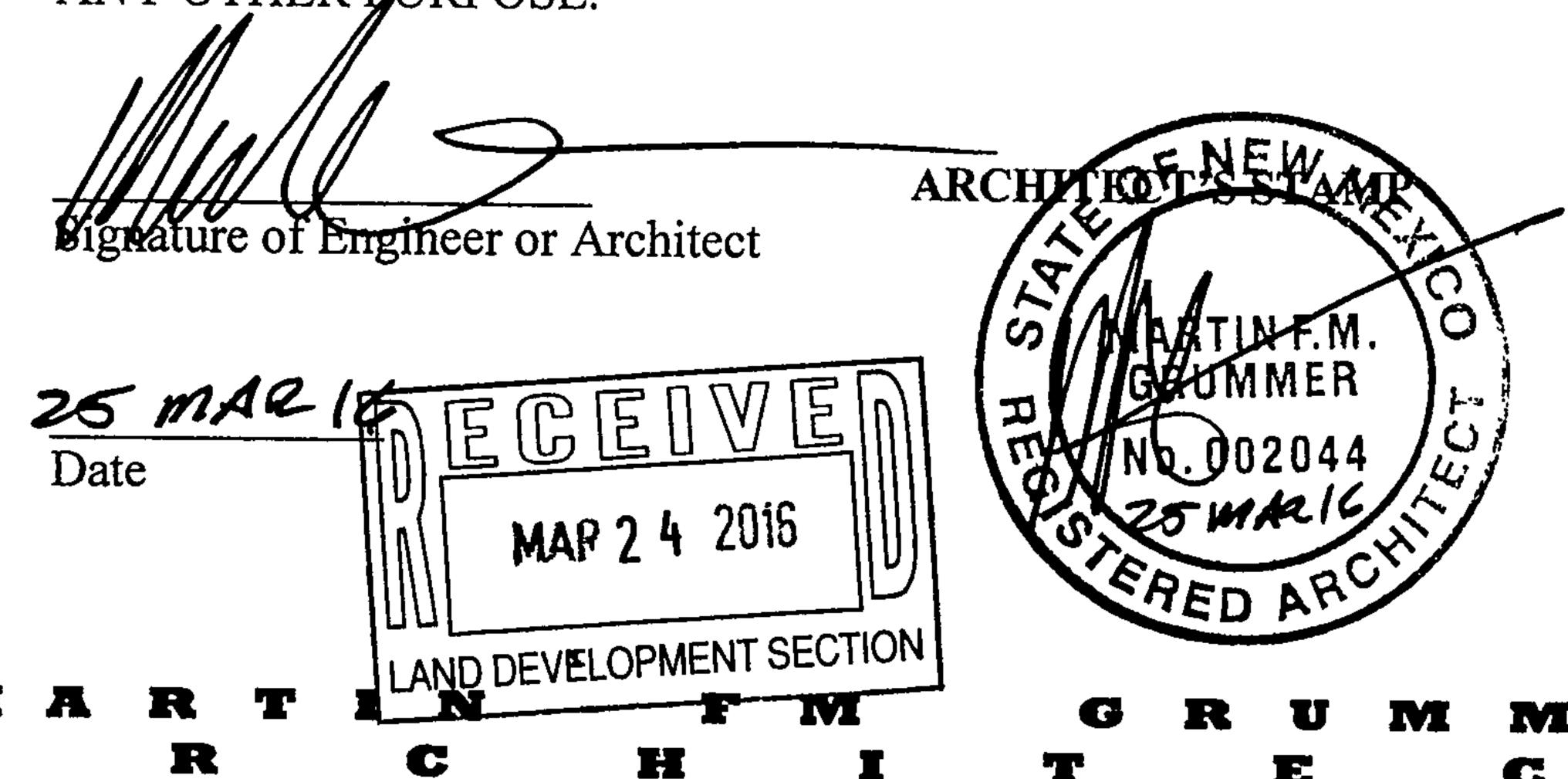
WELLESLEY PL NE

505-265-2507

NORTH ISLAND OF MIDDLE PARKING AREA IS 7'-1 ½" WIDE RATHER THAN 6'-6 ½".

FIRE LANES ADDED AS SHOWN ON A1.2 MARKUP.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ALBUQUERQUE, NM 87106

mgrummer@centurylink.net



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Unser & Vista Oriente Shell EDRB#:	Building Permit #:20159158 EPC#:	
Legal Description: Lot 1-B-3, Ladera Indus		
City Address: 2220 Unser Blvd NW, Albuq.,		
Applicant: Martin Grummer-Architect		Contact: Martin
Address: 331 Wellesley Pl NE, Albuq., NM	37106	
Phone#: 505-265-2507 Fax#: 505-265-250		ail: mgrummer@centurylink.net
Other Contact: Doug Peterson		Contact:
Address: 2325 San Pedro NE, Albuq., NM 8'		
Phone#: 884-3578		il: doug@petersonproperties.net
Check all that Apply:		
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	BUIL	APPROVAL/ACCEPTANCE SOUGHT: LDING PERMIT APPROVAL TIFICATE OF OCCUPANCY
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X TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN	/m ~ ~\	NG PERMIT APPROVAL 2016 DING/ PAD GERTIFICATION K ORDER APPROVAL LAND DEVELOPMENT SECTION MR/LOMR
OTHER (SPECIFY)	CLON	MR/LOMR
	PRE-I	DESIGN MEETING?
S THIS A RESUBMITTAL?: Yes X No	OTHE	ER (SPECIFY)
DATE SUBMITTED: 25 Mar 2016	By: <u>Martin Grummer</u>	

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

March 24, 2016

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

Re:

Unser & Vista Oriente Shell Building Request Permanent C.O. - Accepted Engineer's Stamp dated: 5-19-15 (H10D006A5)

Certification dated: 3-23-16

PO Box 1293

Dear Mr. Arfman,

Albuquerque

Based upon the information provided in your submittal received 3/23/2016, the above referenced Certification received is acceptable for the release of permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.

www.cabq.gov

Abiel Carrillo, P.E.,

Principal Engineer, Planning Department

Development and Review Services

TE/AC

Sincerely

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



City of Albuquerque

Planning Department

Development & Building Services Division

roject Title: Unser & Vista Oriente Shell Building	ATION INFORMATION SHEET (REV 09/2015) Building Permit #: City Drainage #: H9/- Work Order#: 738984
RB#:	Work Order#: 738984
egal Description: A Portion of Lot 1-B-3, Ladera Industrial	
ity Address: Unser Blvd. NW	
ngineering Firm: Isaacson & Arfman, P.A.	Contact: Fred C. Arfman
ddress: 128 Monroe Street NE - Albuquerque, NM 87108	· · · · · · · · · · · · · · · · · · ·
hone#: <u>(505) 268-8828</u> Fax#:	E-mail: <u>freda@iacivil.com</u>
wner:	Contact:
ddress:	
one#: Fax#:	E-mail:
rchitect: Martin FM Grummer Architect	Contact:
ddress: 331 Wellesley Place NE - Albuquerque, NM 87106	
hone#: (505) 265-2507 Fax#:	E-mail:
ther Contact: Surv-Tek, Inc.	Contact: Russ P. Hugg
ddress: 9384 Valley View Drive NW - Albuquerque, NM 87114	
hone#: (505) 897-3366 Fax#:	E-mail:
	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFIC: NCY
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July 16, 2015

Fred Arfman, PE Issacson & Arfman 128 Monroe Street NE Albuquerque, NM 87120

RE: Unser & Vista Oriente Shell Building, Lot 1-B-3, Ladera Industrial Center,

Unser Boulevard

Grading and Drainage Plan

Engineer's Stamp Date 5-19-2015 (File: H10-D006A5)

Dear Mr. Arfman:

Based upon the supplemental information provided on 7-14-15 in addition to the previously submitted grading and drainage plan, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building 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 924-3924.

New Mexico 87103

www.cabq.gov

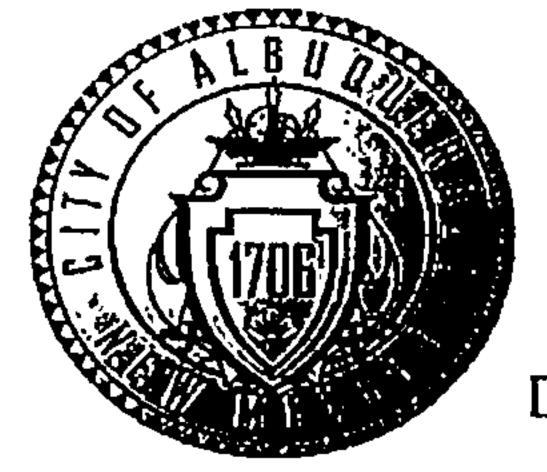
Sincerely,

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf via Email: Recipient, Monica Ortiz



City of Albuquerque////

Planning Department

LAND DEVELOPMENT SECTION Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

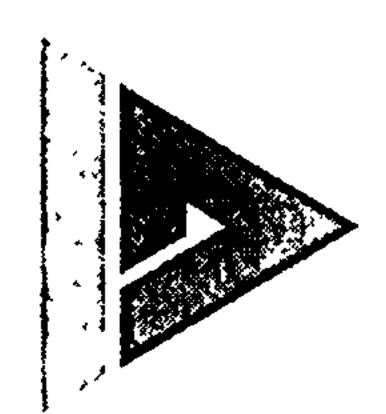
Project Title: Unser & Vista Oriente Shell Building	Building Permit #:	City Drainage #: ナルカーレ
DRB#: EPC#:	f.,	Work Order#:
Legal Description: A Portion of Lot 1-B-3, Ladera Indust	rial Center, City of Albuquerque,	Bernalillo County, NM
City Address: Unser Blvd. NW, 87120		
Engineering Firm: Isaacson & Arfman, P.A.		Contact: Fred C. Arfman, PE
Address: 128 Monroe Street, NE - Albu	querque NM 87120	Contact: Fred C. Ariman, FE
Phone#: (505) 268-8828 Fax#: N/A	quoique, itivi or izo	E-mail: freda@iacivil.com
		L-Illail. Ileda@iacivil.com
Owner:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Architect: Martin FM Grummer Architect		Contact: Martin Grummer
Address: 331 Wellesley Place NE, Albuquerque, NM 8	7106	Comact, Martin Orannico
Phone#: 505-265-2507 Fax#:		E-mail:
	· · · · · · · · · · · · · · · · · · ·	
Surveyor: Surv-Tek Consulting Surveyors		Contact: Russ P. Hugg
Address: 9384 Valley View Drive, Albuquerque, NM 87	7114	
Phone#: 505-897-3366 Fax#:		E-mail:
Contractor: TBD		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TUDE AE ABBRAY.	AT /A OOTDITA MOD COMOUNT
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DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT API	PROVAL
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	VAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes x No Co	ny Provided
WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED:May-10, 2015	By: Fred C. Arfman DE Fords	PARCEON & Arfmon DA
	Dy. 1104 C. Allingin, FL. FUL. 18	PARTITION, FM

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

Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

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

Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Asa Nilsson-Weber, PE

June 16, 2015

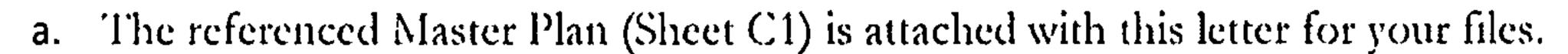
Ms. Jeanne Wolfenbarger, P.E. City of Albuquerque Senior Engineer, Planning Dept. Development Review Services

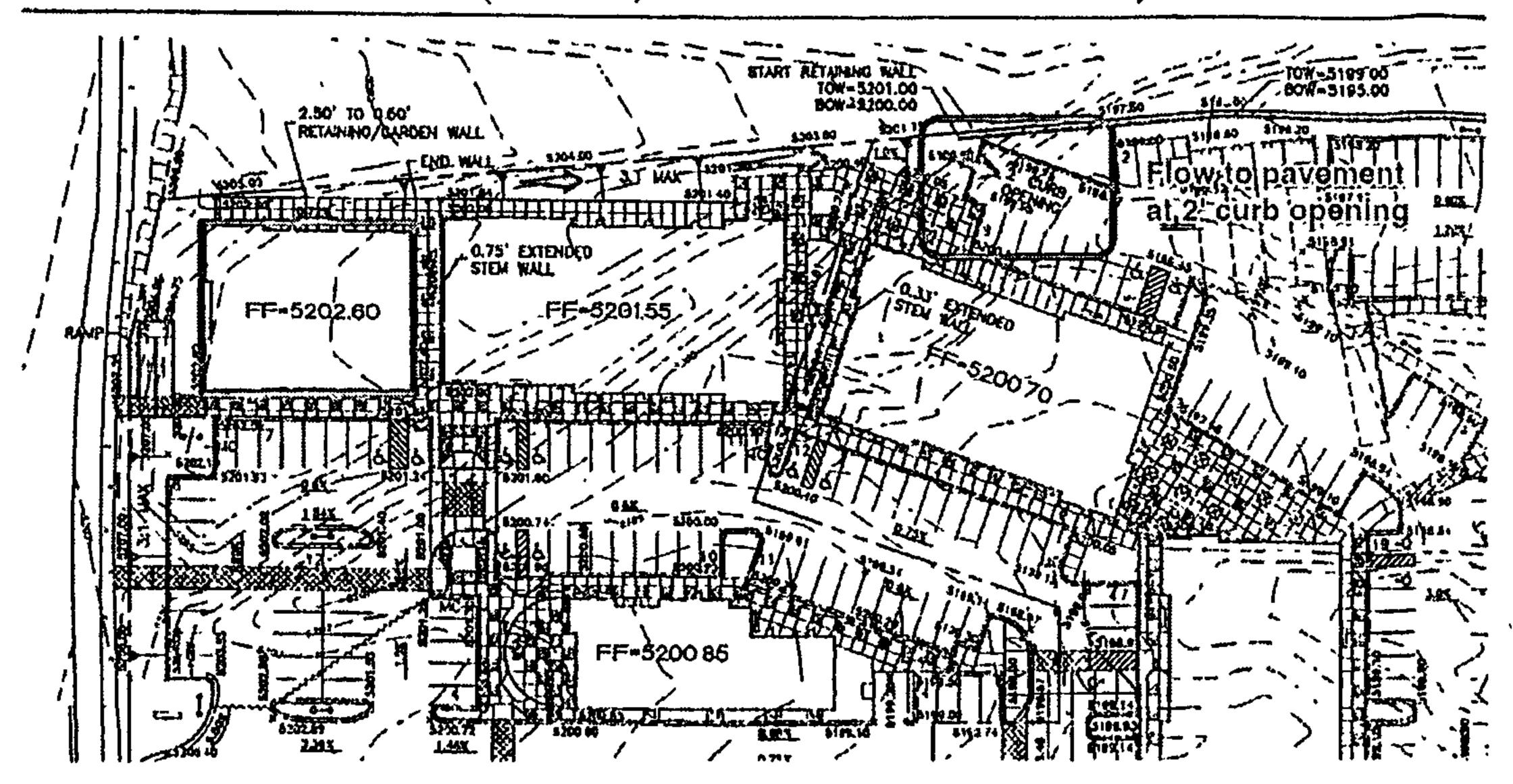
RE: Unser & Vista Oriente Shell Building, Lot 1-B-3, Ladera Industrial Center, Unser Blvd. (H10-D006A5)

Dear Ms. Wolfenbarger:

We received your review comments, dated June 12, 2015, for the above referenced project. Upon reviewing each comment, we believe the requested information is provided on the plans dated 5-19-2015. The following response is numbered to coordinate with your numbered comments:

l. Regarding the Ladera Industrial Center Site Development Plan (H9/D6A):





b. Regarding cross-lot drainage: per our Drainage Concept on Sheet CG-101: EXISTING MUTUAL CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-B-1 THRU 1-B-4 GRANTED BY PLAT FILED JANUARY 26, 2012. SAID EASEMENT SHALL RUN OVER, UNDER AND ACROSS THE COMMON AREAS (MEANING THOSE AREAS OF LOT NOT OCCUPIED BY A BUILDING FROM TIME TO TIME AND AT ANY APPLICABLE TIME). MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS AS TO THE PORTION CONTAINED WITHIN THEIR RESPECTIVE LOT.

128 Montoe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.incivil.com



2. The referenced spot elevations which are cut off on the right side of the plan view are continued on the insert at the bottom of sheet CG-102. Per keyed note #11:

FIRST FLUSH POND (TEMPORARY). SEE INSERT THIS SHEET FOR CONTINUATION.

- 3. Basin area 3:
 - a. On sheet CG-501 is labeled 14,308 SF with 10,162 SF land treatment 'D'. This does match the calculations shown.
 - b. Regarding the comment "label lot line for 1-B-3". Sheet CG-101 provides the metes and bounds for the portion of the lot in the vicinity of the construction. Sheet CG-501 (top image) shows the lot outline and flags it as Lot 1-B-3. If you need additional labeling information, let me know.
- 4. The roof drain is shown on CG-101 and is identified as keyed note #3.

BUILDING ROOF DISCHARGE LOCATION. EXTEND DRAIN PIPE THROUGH WALK TO RELEASE DIRECTLY TO FIRST FLUSH POND #1. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

Please give me a call at 268-8828 if you need any additional information.

Sincerely,

Isaacson & Arfman, PA

Fred C. Arfman, PE



June 12, 2015

Fred Arfman, PE Issacson & Arfman 128 Monroe Street NE Albuquerque, NM 87120

RE: Unser & Vista Oriente Shell Building, Lot 1-B-3, Ladera Industrial Center, Unser Boulevard Grading and Drainage Plan Engineer's Stamp Date 5-19-2015 (File: H10-D006A5)

Dear Mr. Arfman:

Based upon the information provided in your submittal received 5-19-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1) Provide excerpts from the Ladera Industrial Center Site Development Plan showing that the site adjacent to the east is accepting on-site flow. Since the storm flow is increased from existing conditions, a cross-lot access agreement may be needed unless one is already in place to accept the proposed 100-year flow.

Albuquerque

2) A couple of the new spot elevations were cut off on the right side of the plan view on Sheet CG-102.

New Mexico 87103

3) For Basin 3 on Sheet CG-501, the labeling of the basin area on the plan view needs to match the basin area in the calculations. Also, label lot line for Lot 1-B-3.

www.cabq.gov

4) Show roof drains.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.

Development Review Services

Orig: Drainage file

c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Unser & Vista Oriente Shell Building	Building Permit #:	City Drainage #:\ (1) 1000 (1) (1) (2) (2)
DRB#: EPC#:		Work Order#:
Legal Description: A Portion of Lot 1-B-3, Ladera Indu	strial Center, City of Albuquerque,	Bernalillo County, NM
City Address: Unser Blvd. NW, 87120		· · · ·
Engineering Firm: Isaacson & Arfman, P.A.		Contact: Fred C. Arfman, PE
Address: 128 Monroe Street, NE - Al	buquerque, NM 87120	
Phone#: (505) 268-8828 Fax#: N/A	\	E-mail: freda@iacivil.com
Owner:		Contact:
Address:		···
Phone#: Fax#:	<u> </u>	E-mail:
Architect: Martin FM Grummer Architect		Contact: Martin Grummer
Address: 331 Wellesley Place NE, Albuquerque, NN	187106	
Phone#: 505-265-2507 Fax#:	•	E-mail:
Surveyor: Surv-Tek Consulting Surveyors		Contact: Russ P. Hugg
Address: 9384 Valley View Drive, Albuquerque, NM	87114	
Phone#: 505-897-3366 Fax#:		E-mail:
Contractor: TBD		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
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EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
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CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (PERM) NCY (TCL TEMP) AND DEVELOPMENT SECTION
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL VS Verified
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ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes x No Co	py Provided
DATE SUBMITTED: May 19, 2015	By: Fred C. Arfman. PE For: Is	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

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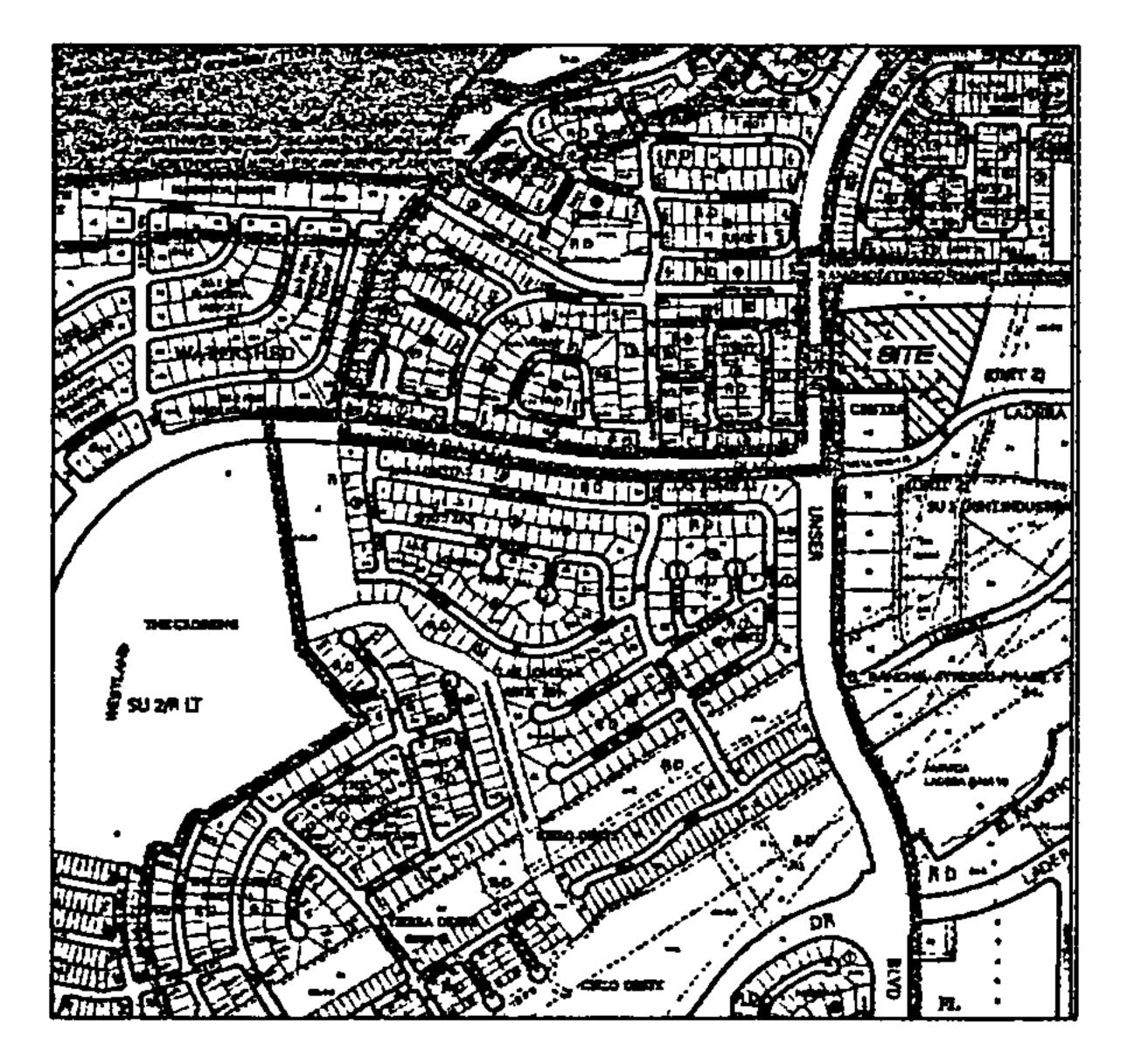
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CITY OF ALBUQUERCUE
BERNALLLO COUNTY, NEW MEXICO
MOUST, 2012

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PROJECTED SECTION S
TOWNSHIP TO NORTH, RANGE
NEW MEXICO PRINCIPAL ME



ACMIX WAS

GENERAL_NOTES

- Record Plot or Dood bearings and distances, where they differ from those actabilished by this first ourself, are shown in paranthesis ().
- All corners found in place and hald were topped with a brown disk stamped "HUGE L.S. 2750" unless otherwise indicated horses.
- 4. All persons that were set are althor a \$/8" robor with any stamped "HUCO L \$ \$700" or a concrete nell with broom allet stamped "HUCO L.S. \$750" unless otherwise indicated horsen. 7 Vertical determ about horsen see derived from the Albuquarque Control Survey Manument "4—HB" having a published elevation of \$200.316 feet (NANO BB).
- & Contour Interval about horses in one (17) feet.
- R. Floid surveys were performed during the month of August, 2012
- FO. This property is subject to the everptions listed in SCHEDULE 8 SECTION 8 of the Proferms Title Policy property for this property by
 LandAmerica Albuquerous Title, Fig. No. 6217000666, daied January
 17 3/00
- 12. The above decarbed Proferme Title Palley use used in defining essemants as shown hereon. Circled numbers by the essemant decarbition correspond to the Proferme Title Palley's SCHEDULE 8 SECTION II from number. Where passible, sald essemants have been plotted.
- 12. Exhibiting widthly thre locations are shown in an approximate manner only, and such three may or may not exist where shown or not shown. The location of the such substing three is based on information provided by visual curious indications and the information may be encomplete or may be absolute by the time this survey is completed. All utilities should be field varified and spoiled by the contractor(s) prior to commencement of any construction.
- II. City of Albuquerque Jane Allee Page: H-\$-Z

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plet entitled "PLAT OF LOTS 1 AND 2 LADERA MOUSTRIAL CENTER, ALBUQUEROUS, BERNALILLO COUNTY, NEW MERCO, DECEMBER 1982", Med February 12, 1983, in Valume 83C, Falls 36, recerse of Bernallia County, New Market.
- B. Plet entitled "EL RANGHO ATRIBOD, PHASE A, TRACTS A=1 AND S=1, CITY OF ALBUQUEROUE, BERNALLLE COUNTY NEW MEXICO, MOVEMBER, 1806" Red February 12, 1807, in Volume CSR, Falls 185, records of Bernaldy Chunch, New Market.
- Plus and the "EL RANCHO ATRIBOD, PHASE II, TRACTS S-A, 6-A AND THE BRIE AND JORGING TRAIL, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MENTON, MOVEMBER, 1868", fluid Fabruary 12, 1867, in Values CS2, Falls 184, recents of Bernatile County, New Menton.
- D. PINE ANGEOR "SUBDINISION PLAT OF LOTS 1-A, 1-B, 1-C AND 1-D, LADERA MOUSTRIAL CONTENT CITY OF ALBUQUETROUS, BETWALKED COUNTY, NEW MEXICO, SEPTEMBER 2003" Floor Jano 24, 2004, IN VALUES 2004C, Fallo 184, records of Bernallin County, New Markes.

Existing Mutual Gross Eat Veriouser Assess assertions for the temperate of Late 1—8—1 throu 1—8—4 granted by plot flow January SE, 2012. Sold assertions shall run ever the surface of veribular stime states if and as they may said from time to time and at any applicable time. Maintenance of said economical shall be the responsibility of the respective let congress as to the parties constant within their respective let.

BASEMENT LEGENO

©— Exhibiting 10° Private Sharm Sever Excement granted by plot fixed January 26, 2012 for the bandle of Late 1—C and 1—2—1 Matrianae shall be the responsibility of the general of Lat 1—2—1

LEGAL DESCRIPTION

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 1-B-1 THAU 1-B-4

LADERA INDUSTRIAL CENTER

WITHIN THE TOWN OF ATRIBCO GRANT

PROJECTED SECTION 9,

TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUCUERQUE BERNALILLO COUNTY, NEW MEXICO

FLOOD ZONE DETERMINATION

The property appears to the within "Zone X" (Areas determined to be autilite the 0.2% annual shance fleet plain), with "ZONC A" (No Base Fleet Directions determined) adjusted to the northerly boundary along the Laders Diversion Chennal, as shown an National Fleet Sourceses Program Fleet transces Rate Map Humber 35004003266, Map Revised September 26, 2006.

SURVEYORS_CERTIFICATION

I. Rives P. Hugg. New Mexico Professional Surveyor Mumber \$750, horsely earlify that this Soundary and Topographic Survey Plat was proposed from an actual ground survey performed by the or under my supervision. that I am responsible for this survey that this survey is true and correct to the best of my inventedge and build; and that the Soundary and Topographic Survey Plat and the Sold survey was which if it based most the Minimum Standards for

SHEET 1 OF 3

SURV TEK, INC.

Bryan Bobrick

From:

Bryan Bobrick <bryanb@iacivil.com>
Tuggdov May 10, 2015 2:57 DM

Sent: Tuesday, May 19, 2015 2:57 PM

To: 'PLNDRS@cabq.gov'

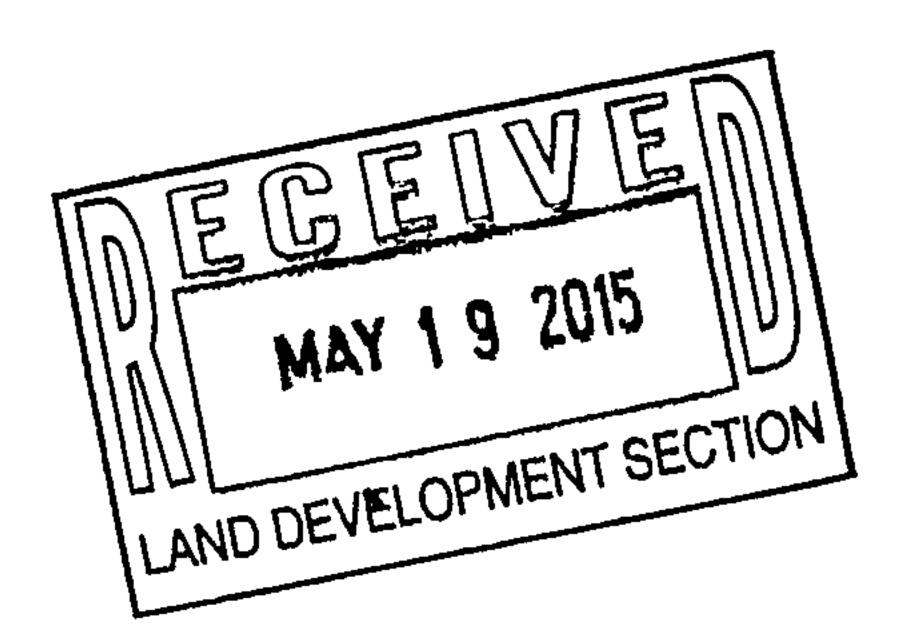
Subject: Hydrology Submittal - 1st Submittal - Vista Oriente - Vicinity Map H-9-Z

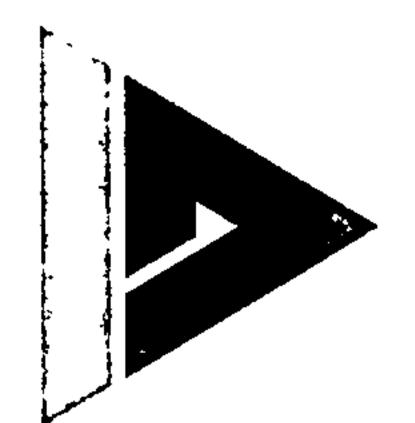
Attachments: 2116 HYDROLOGY SUBMITTAL.pdf

Bryan J. Bobrick

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828

Fax: (505)268-2632 bryanb@iacivil.com





Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Asa Nilsson-Weber, PE

June 16, 2015

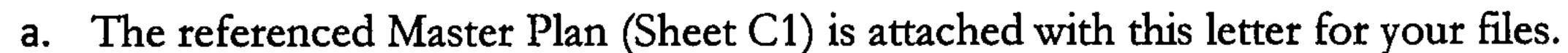
Ms. Jeanne Wolfenbarger, P.E. City of Albuquerque Senior Engineer, Planning Dept. Development Review Services

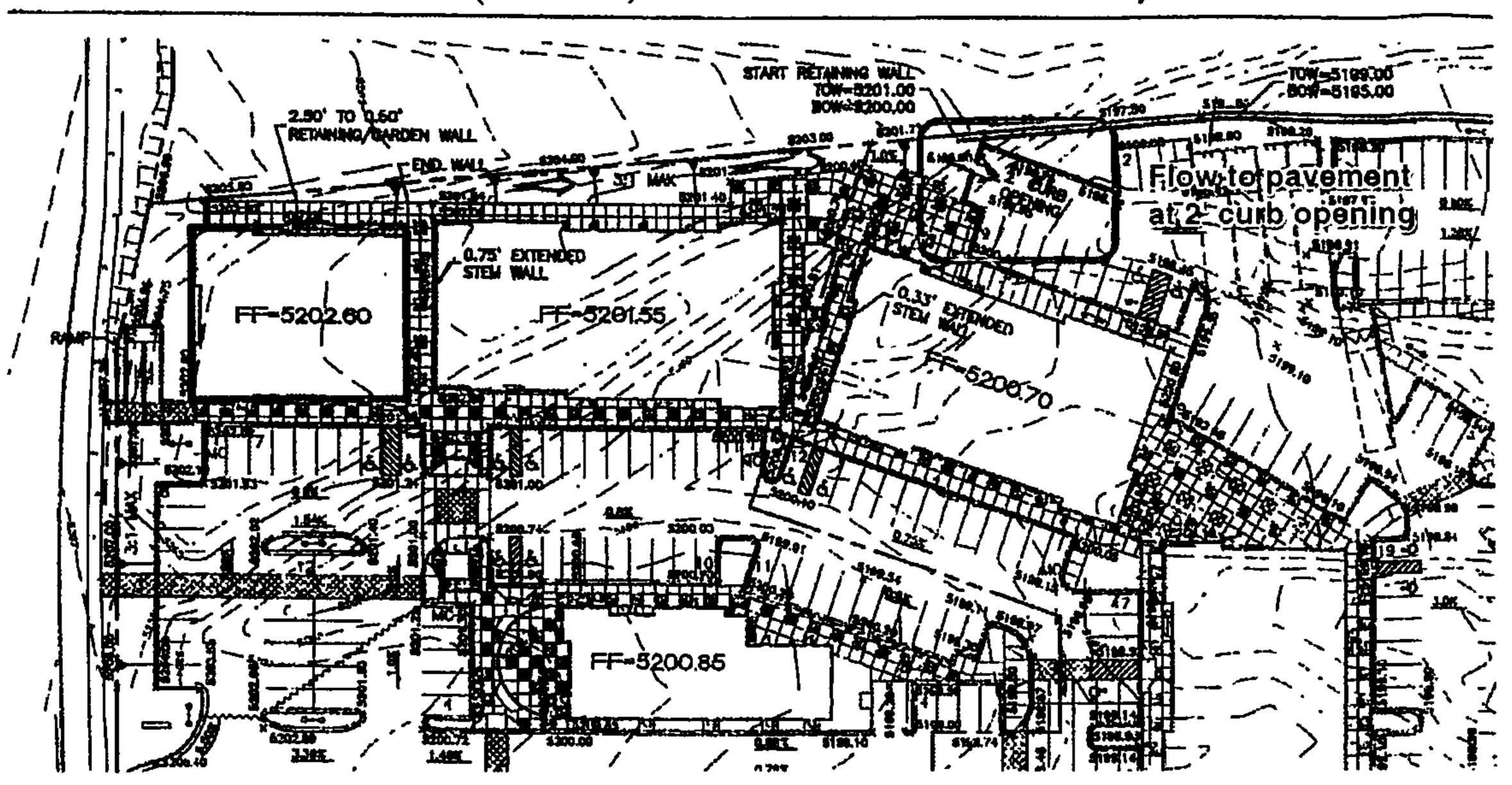
RE: Unser & Vista Oriente Shell Building, Lot 1-B-3, Ladera Industrial Center, Unser Blvd. (H10-D006A5)

Dear Ms. Wolfenbarger:

We received your review comments, dated June 12, 2015, for the above referenced project. Upon reviewing each comment, we believe the requested information is provided on the plans dated 5-19-2015. The following response is numbered to coordinate with your numbered comments:

1. Regarding the Ladera Industrial Center Site Development Plan (H9/D6A):





b. Regarding cross-lot drainage: per our Drainage Concept on Sheet CG-101: EXISTING MUTUAL CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-B-1 THRU 1-B-4 GRANTED BY PLAT FILED JANUARY 26, 2012. SAID EASEMENT SHALL RUN OVER, UNDER AND ACROSS THE COMMON AREAS (MEANING THOSE AREAS OF LOT NOT OCCUPIED BY A BUILDING FROM TIME TO TIME AND AT ANY APPLICABLE TIME). MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS AS TO THE PORTION CONTAINED WITHIN THEIR RESPECTIVE LOT.

- The referenced spot elevations which are cut off on the right side of the plan view are continued on the insert at the bottom of sheet CG-102. Per keyed note #11:

 FIRST FLUSH POND (TEMPORARY). SEE INSERT THIS SHEET FOR CONTINUATION.
- 3. Basin area 3:
 - a. On sheet CG-501 is labeled 14,308 SF with 10,162 SF land treatment 'D'. This does match the calculations shown.
 - b. Regarding the comment "label lot line for 1-B-3". Sheet CG-101 provides the metes and bounds for the portion of the lot in the vicinity of the construction. Sheet CG-501 (top image) shows the lot outline and flags it as Lot 1-B-3. If you need additional labeling information, let me know.
- 4. The roof drain is shown on CG-101 and is identified as keyed note #3.

 BUILDING ROOF DISCHARGE LOCATION. EXTEND DRAIN PIPE
 THROUGH WALK TO RELEASE DIRECTLY TO FIRST FLUSH POND #1.

SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

Please give me a call at 268-8828 if you need any additional information.

Sincerely,

Isaacson & Arfman, PA

Fred C. Arfman, PE