

#### **AMAFCA**

2600 Prospect Ave. NE Albuquerque, NM 87107 Ph: (505) 884-2215

Fax: (505) 884-2215

To: Brad Bingham, City Hydrology, Planning Dept.

From: Lynn Mazur, Development Review Engineer A

Subject: Whitener Law Office / Embudo CBC DRB Project # 1001178, ZAP H-17

MEMORANDUM

Date: January 25, 2008

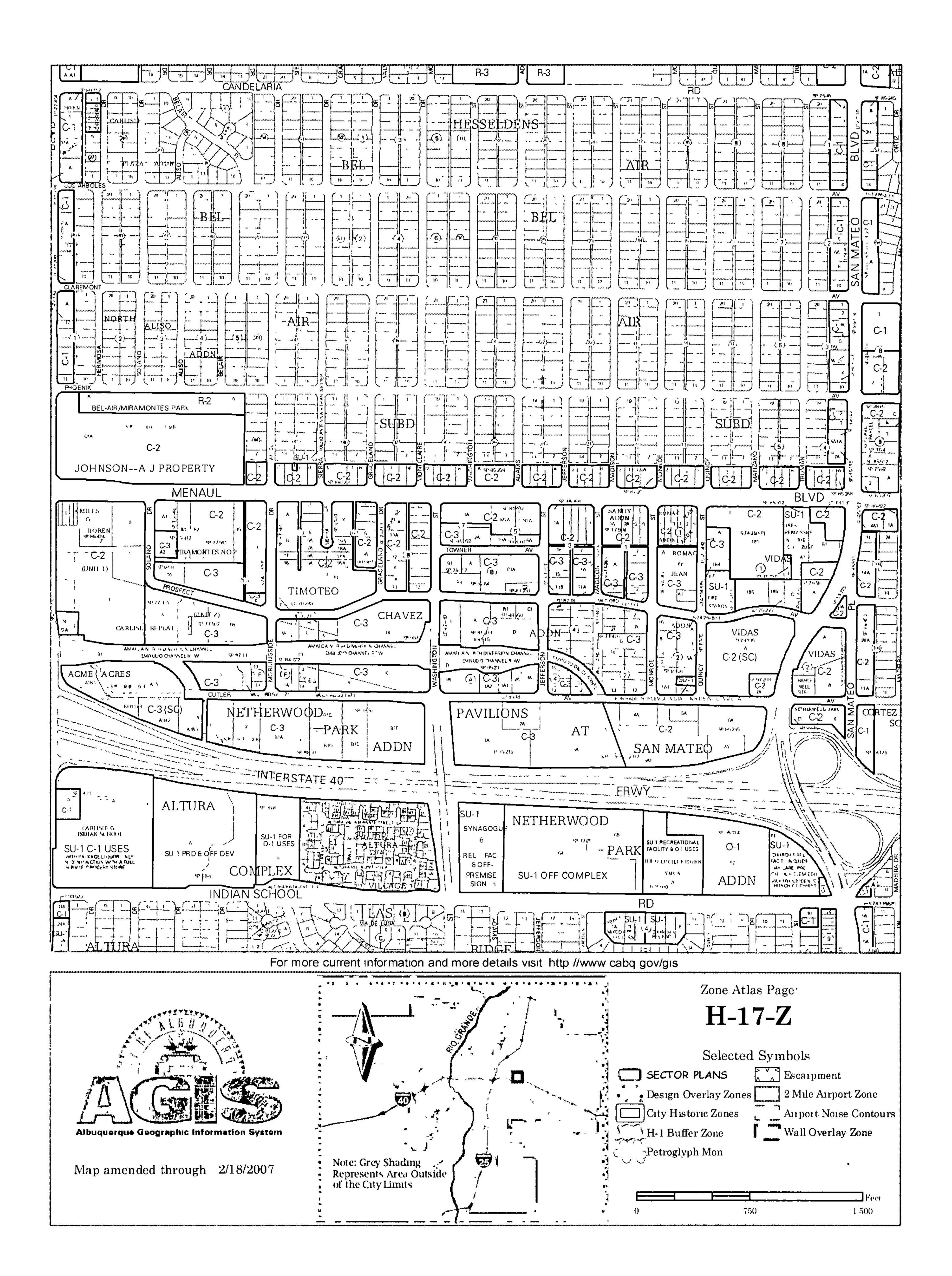
Loren Hines, AMAFCA Real Estate Manager, and I met with Hart Construction on January 18. They want to start grading the referenced site in a couple of weeks. We're O.K. with that, and Loren issued a Temporary Construction License to work in the AMAFCA easement. I have attached a copy for your reference. John Kelly requested an email acknowledgement from you for the license. Be aware that the work will also occur in the City Drainage Easement that was granted by plat with the Aliso Avenue vacation.

The outfall for the San Mateo - Sunningdale storm drain is in the Drainage Easement. It is a 10' x 8' CBC that discharges to the Embudo Arroyo at Cutler. We're not sure why, but the easement on either side of the old Aliso R/W was granted to AMAFCA. In a previous email correspondence, I stated that AMAFCA would like to quitclaim/assign these drainage easements to the City.

I am enclosing agreements between the City and AMAFCA for the North and South Diversion Channels, dated July 1965, and for the Embudo Channel Extension, dated May 1969. Paragraph No. 4 of the 1965 agreement is for general maintenance responsibilities and states that the City will maintain storm drain diversion facilities. The 1969 agreement includes provisions for the construction of the San Mateo – Sunningdale storm drain outfall. I have highlighted key portions of the agreements for ease of reference.

We request written concurrence from the City Engineer to accept the assignment of the AMAFCA Drainage Easements. We anticipate that this item will be heard at the February 28 Board meeting. Please call if you have any questions.

Cc: Roland Penttila, City DMD Hydrology



and A-1-B-3, Mexico, as the lillo County, New d Aliso Avenue NE

.. .. Î

r Avenue NE; .19 feet; thence st corner of said said right-of-way rd which bears N sht-of-way, N 00° 00' se NE; thence 35' 49" E, 147.60

ON DO HEREBY

PLAT OF
TRACT A-1-B-3-A
ACME ACRES
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2006

SHEET 1 OF 2

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) NEW TRACT FROM ONE (1) EXISTING TRACT AND THE VACATED WEST 30' OF ALISO AVE N.E. 06 DRB - 0/757

| THEY HOLD      | CITY APPROVALS: PROJECT NO.: /00/1/78 | 3 APPLICATION NO. 06 DRB-0. |
|----------------|---------------------------------------|-----------------------------|
|                | All House                             | 12-14-06                    |
| ATE: (2~/3 ~06 | CITY SURVEYOR                         | DATE                        |
| RACT:          | TRAFFIC ENGINEERING                   | DATE                        |
|                | Christina Dandopal                    | 1/10/07                     |
|                | PARKS & RECREATION DEPARTMEN          | DATE                        |
|                |                                       | 1-10-07                     |
| FMBER , 2006.  | WATER UTILITIES DEPARTMENT            | DATE                        |
|                | - Lynn m. mary                        | 1-22-07                     |
| matu.          | A.M.A.F.C.A.                          | DATE                        |
|                | CITY ENGINEER                         | DATE                        |
|                | B.L. Chil.                            | 1-10-07                     |

E, AND SERVICE OF TURES,

UTILITY APPROVALS

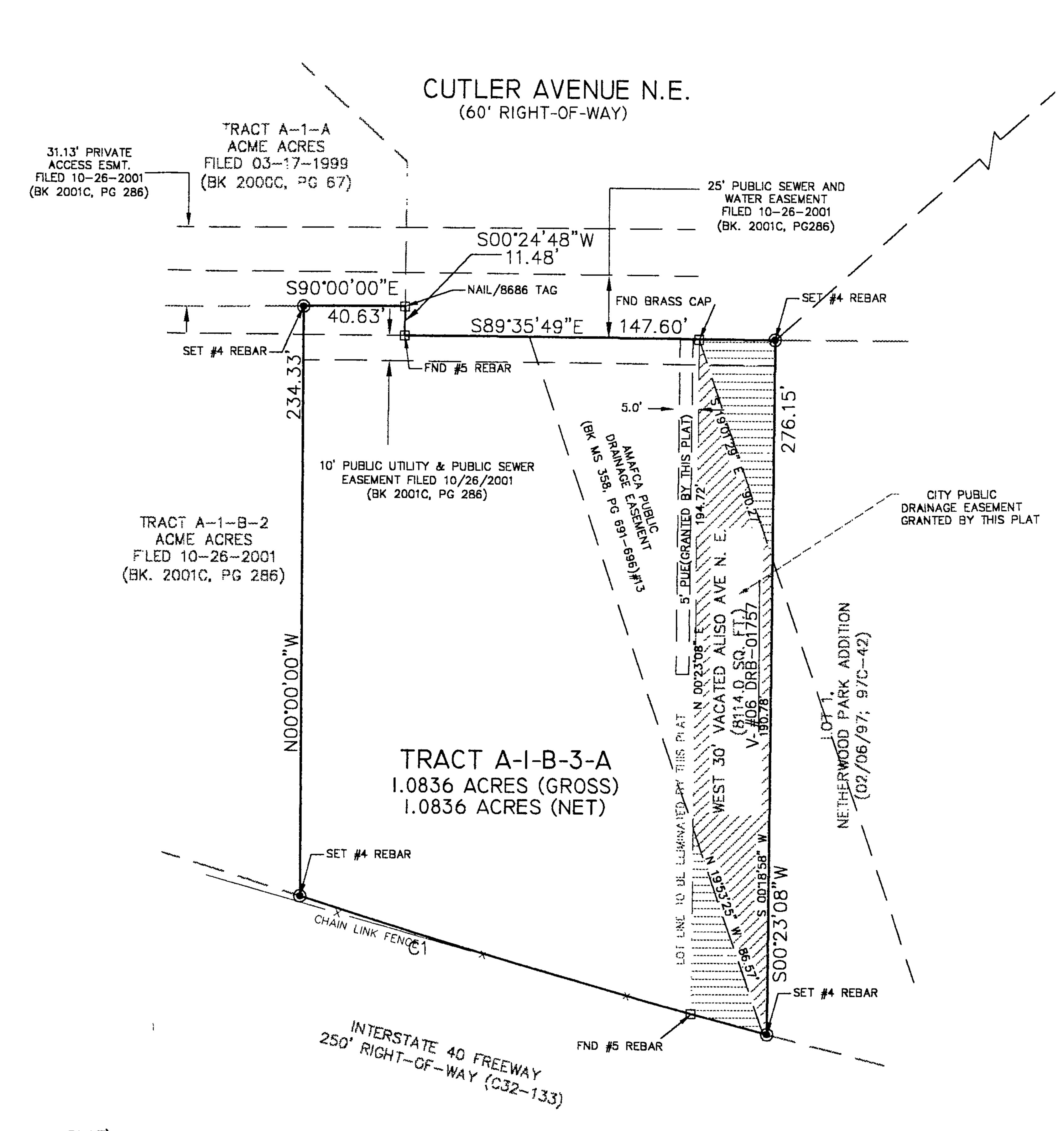
REAL PROPERTY DIVISION

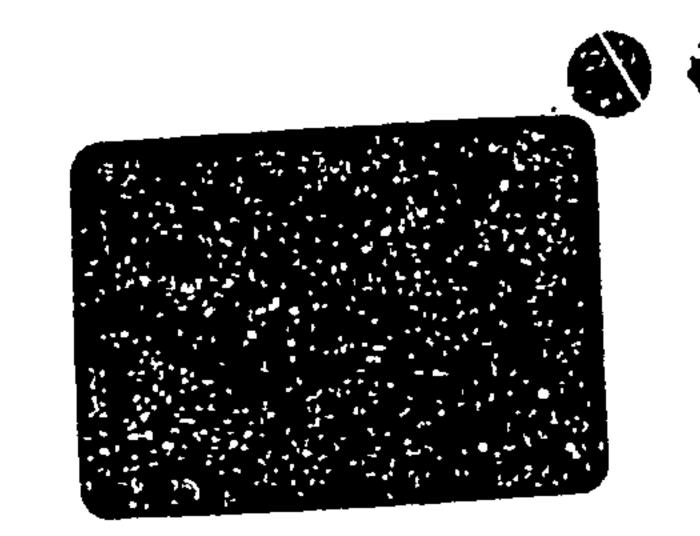
DRB CHAIRPERSON, PLANNING DEPARTMENT

NACE OF KINTLIDAL

DATE

DATE





### AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 1965, by and between the City of Albuquerque, hereinafter called the "City", and the Albuquerque Metropolitan Arroyo Flood Control Authority, hereinafter called "Authority", W I T N E S S E T H:

whereas, the City and the Authority are desirous of entering into an agreement delineating their respective responsibilities with respect to the construction and maintenance of the North and South Diversion Channels and related storm sewer and flood control facilities, and

of money could be saved if the City and the Authority were to cooperate in the acquisition of right of way, the design and construction of new and relocated roadway and unility facilities,
and in establishing mutually satisfactory policies to govern the
future relationships between the parties.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES HEREINAFTER CONTAINED, BE IT AGREED BETWEEN THE PARTIES:

1. That the Authority shall design and construct bridge structures over the proposed North Diversion Channel and South

Diversion Channel, including approaches, necessary street relocations, traffic channelization, additional right of way
acquisitions, and other necessary appurtenances which would permit a smooth traffic flow to and connection with existing roadways,
at the following locations:

Montgomery Boulevard

Comanche Road

Çandelaria Road

Menaul Boulevard

prepared by the Authority for the construction of any particular bridge and approaches shall conform to and comply with the standard practice and design requirements applicable to the particular type of roadway being constructed or relocated, including bridges, adopted by the City. However, the Authority shall not be obligated to acquire a right of way wider than the width of the existing right of way (plus such additional width needed for cuts and fills) nor to install paving of greater width or higher standards than the width and standards of paving of replaced roadways, nor to install sidewalks unless required to do so by the following sentence, unless the Authority is to be reimbursed therefor by the City. The Authority shall provide sidewalks upon each bridge and upon those portions of

roadway which are within the right of way lines of the diversion channels, and shall replace existing sidewalks on other portions of roadways being reconstructed or raised. The amount of such reimbursement shall be that portion of the total actual construction cost by which the estimated construction cost of building such bridge facility to the width and standards desired by the City exceeds the estimated construction cost of building such bridge facility to the width and standards of the existing roadway, plus the cost of additional right of way width desired by the City. The City shall, upon completion of the bridge structures, maintain the same and approaches at its own expense, and the Authority shall, at its own expense, maintain the diversion channels to be constructed beneath said bridge structures.

3. All relocations and adjustments of water and sanitary sewer lines and traffic signal facilities made necessary by the construction of the Authority's flood control facilities shall be designed, constructed and maintained by the City, at such times and in such manner as will comply with the City's design and practice standards and with any special design and practice standards of the Authority, and at such times as will comply with the Authority's construction schedule; provided, however, that the Authority shall, when requested by City, perform the design and construction work for

For all other utility relocations and adjustments, the Authority's share of actual utility relocation costs shall be equal to that portion of the estimated relocation costs remaining after deduction of:

- a. The estimated net salvage value of the old facility after deduction of estimated cost of removal.
- b. The estimated increase in costs of bettering the facilities, resulting from constructing a facility having a larger capacity, or incorporating better quality materials, than the old facility.

To the extent practical and lawful, the City shall let the work to be performed in relocating or reconstructing utility

facilities in its annual block-to-block program.

4. The City's and the Authority's respective responsibilities for construction and maintenance of structures which would, divert storm or runoff waters into or beneath the diversion channels shall be as follows: /

The Authority, through the Corps of Engineers or by itself, shall construct and maintain the diversion channels and arroyo inlet structures and dikes. All storm sewers diverting storm waters into any existing arroyo shall be designed, constructed and maintained by the City, and be so designed and constructed as to enter the arroyo upstream from the inlet dikes at an elevation not lass than the estimated maximum water surface elevation in the diversion channel at the point where such arroyo is directed into the diversion channel, (unless a lower elevation is permitted in writing by the Corps of Engineers) and in a manner that will minimize, to the satisfaction of the Authority, the possibility that the direction of water discharge will cause a shifting of the arroyo channel. The Authority, through the Corps of Engineers or by itself, shall design, construct and maintain all emergency floodwater bypass facilities which would be located on Authority right of way, and the City shall design, con-

struct and maintain those parts of such emergency bypass facilities as will be located outside of the Authority's right of way line; provided, that all storm sewer facilities, whether or not located on Authority right of way, constructed for the purpose of impounding flood waters other than in existing arroyos, or for the purpose of elevating flood waters by mechanical means into the diversion channels, shall be designed, constructed and maintained by the City. All storm sewer facilities which will divert storm or runoff waters by gravity directly into the diversion channels, and not through any, existing arroyo, shall be designed, constructed and maintained by the City. All storm sewer facilities required to be constructed by City under this Agreement shall be designed and installed in such a manner as will comply with the construction schedule of the Authority and the Corps of Engineers, and the design and engineering standards of the Authority. The City shall continue to enforce its existing legislation protecting the arroyo channels now or hereafter within the City limits.

5. That the City hereby grants to the Authority and its assigns, (including its contractor, the Corps of Engineers, and its contractor) the right of immediate entry, occupancy and use of all the real estate owned by the City upon which will be situate the diversion channels and arroyo inlet dikes for any purpose whatso-

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ever, including but not limited to exploration and construction work of any nature until such time as the easement or license provided by the next following paragraph of this Agreement has been granted by the City to the Authority. Without limiting the generality of the foregoing, it is specifically provided:

- A. Such right of entry shall include the right of ingress and egress on other lands of the City not described herein, provided that such ingress and egress is necessary and not otherwise conveniently available to the Authority and its assigns.
- B. All tools equipment, structures and other property taken upon or placed upon such real estate by the Authority and its assigns shall remain the property of the Authority and its assigns, and may be removed at any time within a reasonable period after the expiration of this right of entry.
- C. The Authority and its assigns shall have the right to patrol and police such real estate during the period of this right of entry. But the grant of this right shall not prevent the City or any other public body from patroling or policing such real estate.
- D. Any damage by Authority or its assigns to roadways, structures and improvements constructed for the City under this Agreement shall be rep ired at the expense of the Authority.

6. That upon all real estate owned by the City upon which shall be constructed flood control facilities of Authority, the City shall, upon completion by Authority of the proper surveyed metes and bounds legal description, grant to the Authority without cost the following easement, which easement may not be assigned without the consent of the City except to the United States of America and any of its assigns, agencies, or instrumentalities:

The permanent right and easement to construct, operate and maintain channel improvement works on, in, over and across such land, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; to excavate, dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material which material shall be graded to blend with surrounding topography; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the City and its successors and assigns all such rights and privileges as may be used without interfering with or abridging the right and easement herein acquired, subject, however, to existing easements for public roads and highways, irrigation works, public utilities, railroads and pipelines.

That in those instances where the construction of works by the Authority will require relocation of existing roadways or roadway facilities, the City shall to the extent it is lawful so to do transfer to the Authority its title to the existing right of way which is to be abandoned, so as to permit the value of the abandoned roadway easement to be deducted from or credited against the amount required to be paid for the new right of way. The Authority shall acquire all new roadway right of way in fee simple at its sole expense and pay the entire expenses of acquisition, including the award, interest, court costs, legal fees and appraiser's fees; provided that if the City shall desire a right of way wider than the width of the right of way which is to be abandoned, it shall reimburse the Authority the cost of requiring such additional width exclusive of additional width required by cuts and fills. Upon completion of such acquisition, and upon receipt of any required reimbursement, Authority shall transfer title to the same to the City, reserving for itself such easement in the lands to be jointly occupied by both parties as is provided by Paragraph No. 6 of this Agreement.

8. That the City shall, in designing future highway, roadway and storm sewer facilities, and in exercising its planning, platting and subdivision approval jurisdiction, provide and require

that facilities for drainage of storm waters into the works of the Authority be designed and constructed in such a manner as will comply with the design and engineering standards of the Authority and the Corps of Engineers, and not jeopardize or impair the efficiency of the works of the Authority. In all instances where present or future construction programs of the City will necessitate the crossing or reconstruction of Authority right of way or facilities, all design plans and specifications for such crossing or reconstruction shall comply with the standards and requirements of the Authority and the Corps of Engineers. All requests for approval shall be submitted by the City through the office of the Executive Engineer of the Authority.

design and construct a bridge upon a City street or roadway or either party shall design and construct the relocation of water and sanitary or storm sewer lines across the present or proposed right of way of the Authority, the parties shall enter into a separate agreement delineating their respective duties and responsibilities and apportionment of engineering and construction costs between the City and the Authority, which agreement shall, among other things, contain an agreement upon the amount of percentage of costs to be paid by each party, and shall contain a

provision requiring the concurrence of the governing bodies of both parties to an award of a contract in the event the lowest and best bid exceeds the engineer's estimate by more than 10%.

- the re-platting of lands the Authority has acquired in excess of actual right of way needs by reason of severance or isolation problems and the City shall consider the reasonable requests of the Authority for the re-zoning of such lands, whenever such requests appear reasonable and are compatible with sound zoning and planning practices. This section shall not apply to any lands not owned by the Authority.
- alteration and paving activities in the vicinity of the diversion channels with the construction schedules and programs of the Authority and Corps of Engineers, shall complete the locations, design and paving of streets which may serve as water-carrying facilities concurrently with the completion of that portion of the diversion channel which will serve such vicinity, and shall cooperate with the Authority in minimizing grade changes, denial of access and inconvenience to, and excess acquisition of, privately owned properties.

- 12. That the City shall replace the culvert pipes on the Hahn Arroyo at Carlisle Boulevard with a bridge structure, at such times and in such manner as will comply with the design and practice standards and construction schedule of the Authority and the Corps of Engineers.
- 13. The Authority shall grant to the City an easement for any public purpose across any portion of its right of way upon which may be located flood control facilities without cost, provided only that the use of, or works to be constructed upon, such easement shall not impair the works of the Authority and that the wording of such easement shall be subject to the approval of the U. S. Corps of Engineers.
- 14. The Authority shall provide and maintain detours for vehicular traffic during construction in compliance with the standards and requirements of the City at all bridge locations with the exception of the Menaul Boulevard crossing, where concurrent bridge construction, channel construction and Embudo Arroyo relocation during a limited period of time may prohibit the installation and maintenance of satisfactory detours.
- 15. That the City shall be compensated on the same basis as a private property owner would in an eminent domain proceeding for any building taken or damaged by the Authority in the construction

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of the North and South Diversion Channels.

- 16. That this Agreement shall apply only to matters arising from the construction of and acquisition of right of way for the North and South Diversion Channels.
- 17. That the City hereby instructs the Authority to cause the bridges proposed at the locations described in Paragraph 1 to be designed and constructed to the following curb-to-curb paving widths, and agrees that the existing curb-to-curb paving widths at such locations, within the meaning of Paragraph 2, are as follows:

| LOCATION             | EXISTING WIDTH | DESIRED WIDTH   |
|----------------------|----------------|---|
| Montgomery Boulevard | 72 feet        | Twin 36 foot bridges with one 4 foot sidewalk on each |
| Comanche Road        | 48 feet        | One 68 foot bridge with<br>two 4 foot sidewalks       |
| Candelaria Road      | 66 feet        | One 68 foot bridge with<br>two 4 foot sidewalks       |
| Menaul Boulevard     | 44 feet        | Twin 36 foot bridges with one 4 foot sidewalk on each |

IN WITNESS WHEREOF, the City of Albuquerque, by Archie Westfall, Chairman of its City Commission, and the Albuquerque Metropolitan Arroyo Flood Control Authority, by Marvin C. May, President and Chairman of its Board of Directors, have caused this

Agreement to be signed on the year and date first above mentioned.

CITY OF ALBUQUE, QUE

Be cali

(SEAL)

ATTEST:

City Clerk

ALBUQUERQUE METROPOLITAN ARROYO

FLOOD CONTROL AUTHORITY

(SEAL)

ATTEST:

Secretary-Treasurer

and the state of t

### SUPPLEMENTAL AGREEMENT NO. 6

RELATING TO: CONSTRUCTION AND RIGHT OF WAY
ACQUISITION FOR EMBUDO CHANNEL
EXTENSION AND RELATED BRIDGE AND
DRAINAGE STRUCTURES

of May, 1969, by and between THE CITY OF ALBUQUERQUE, hereinafter called "City", and the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, hereinafter called the "Authority", W I T N E S S E T H:

WHEREAS, the City and the Authority are desirous of entering into an agreement implementing and supplementing the agreement entered into between the parties on the 20th day of July, 1965, hereinafter referred to as the "1965 Agreement"; and

whereas, the City and the Authority propose to construct certain channel, roadway, bridge and drainage structures within the area bounded on the south by Interstate Route 40, on the west by Carlisle Boulevard, on the north by Menaul Boulevard, and on the east by Monroe Street, which proposed construction is hereinafter called the "Project"; and

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WHEREAS, the Project is defined as the construction of Embudo Channel, by open channel or multiple-box culvert design, between Carlisle Boulevard and the NMSHD multiple-box structure under Interstate 40; bridge over Embudo Channel at Morningside; bridges over Embudo Channel at Cutler and Washington if open channel design selected; extension by open channel or box culvert of San Mateo storm sewer-Sunningdale drainage area box culvert from Interstate 40; bridge over Sunningdale drainage inlet at Cutler if open channel design selected; such other drainage facilities, bridge approaches, transition structures, improvements of adjacent roads, storm sewer connections, land filling and other construction that would be needed to comply with Authority and City of Albuquerque requirements for drainage into the Embudo Channel; and

WHEREAS, the Authority is proposing to engage William Matotan & Associates, Inc., hereinafter called "Engineers" to design the Project, to prepare bid and contract documents therefor, and to render construction engineering supervision in connection therewith; and

WHEREAS, certain portions of the Project should be constructed at City cost, and others at Authority cost; and

WHEREAS, it has been determined that large sums of money could be saved in right of way acquisition and construction costs if the City and the Authority were to cooperate in the awarding of construction contracts and in the acquisition of necessary right of way to accomplish the Project; and

WHEREAS, authority to enter into an agreement of this nature is conferred by Section 75-36-38, N.M.S.A.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES HEREINAFTER CONTAINED, BE IT AGREED BETWEEN THE PARTIES:

- 1. The Authority shall cause the Project to be designed and constructed and shall acquire all right of way necessary therefor, except the following which shall be acquired by the City:
- A. Right of way necessary for the extension of, the San Mateo storm sewer-Sunningdale drainage area box culvert, and any approach slopes for any bridge at Cutler over the same.
- B. Right of way necessary for approach slopes for the Washington Avenue bridge. (Inasmuch as the Authority is ac-

quiring other lands for its right of way needs in the vicinity, the Authority shall, if requested in writing by the City Manager, acquire such right of way as may be required by City, pursuant to the same procedures safeguards, provisions and conditions as are set forth in Paragraph 1 of Supplemental Agreement No. 1.)

2. The City desires the early awarding of a contract for the construction of its portions of the Project. Inasmuch as the Authority proposes to engage Engineers for the design and construction engineering supervision of its portion of the Project, and contemplates the awarding of a contract for construction in the immediate future, the parties recognize that substantial economies could be effected if Engineers were engaged by the Authority for the design and construction engineering supervision of the City's portion of the Project, and if the construction of the entire Project were required to be perfected under a contract to be let by the Authority. It is, therefore, agreed that the Authority shall incorporate the plans and specifications prepared by Engineers for all portions of the Project, in its contract documents and that the City shall pay to the Authority its portion of the entire cost of constructing the Authority its portion of the entire cost of constructing the

Project at the same times and in the same proportions as;

progress payments are made by the Authority to the success ful bidder. To defray the costs of its portion of the Project, the City agrees to pay to the Authority the following sums of money to apply toward the total actual construction cost of the Project:

- A. The actual construction cost of connecting city storm sewer facilities into the Embudo Channel extension.
- B. The actual construction cost of extending, the San Mateo storm sewer-Sunningdale drainage area box culvert from Interstate Route 40 to the Embudo Channel extension, and the actual construction cost of a bridge at Cutler over such extension if such extension be by open channel design.
- Washington over the Embudo Channel extension, provided that if the Embudo Channel extension between Washington and the NMSHD multiple-box culvert structure under Interstate 40 be constructed by box culvert design, the City under this subparagraph shall pay the estimated cost of constructing said bridge instead of the actual cost thereof.

- D. All actual or estimated construction costs provided for by Subparagraphs A, B and C shall be determined by applying the unit prices bid by the successful bidder to the plans and specifications prepared by Engineers.
- E. The City shall also pay that portion of the total design, testing, foundation exploration, and construction engineering expenses incurred by the Authority which is derived by dividing the amount payable by the City under the preceding subparagraphs of this paragraph by the total amount paid to the successful bidder for constructing the Project.
- F. <u>Cost Ascertainment</u>. The bid documents, plans and contract specifications shall be so prepared by the Engineers as to permit speedy and accurate ascertainment of the costs to be paid by the City pursuant to this paragraph, insofar as practicable.
- 3. In order to achieve substantial economies, the Authority proposes to secure from the Engineers recommendations as to whether certain portions of the Project should be constructed by box culvert design instead of open channel design.

  Upon receipt of such recommendations, the Authority shall for-

ward the same to the City and the City shall select whether the extension of the San Mateo storm sever-Sunningdale box culvert shall be by open channel or box culvert design. The Authority shall select whether portions of the Embudo Channel shall be by open channel or box culvert design. Actual design of the Project shall not commence until both the City and the Authority have acted upon such recommendations.

- 4. In the design of the Project it is probable that economies could result and City storm sewer drainage facility efficiencies could be increased if various streets were vacated or relocated and portions thereof placed in paving districts. The City therefore will use its best efforts to cooperate with the Engineers and the Authority for the purpose of achieving such economies and efficiencies.
- 5. City shall at its expense relocate all water and sanitary sewer lines which may be required by the Project. In the event City desires that such relocation work be included in the contract documents for construction of the Project, City shall provide the necessary design, plans and specifications therefor, and shall reimburse the Authority the actual cost of

construction therefor in accordance with the unit bid prices, and shall provide necessary construction engineering supervision for such relocations.

6. In pursuance to Section 9 of the 1965 Agreement, it is agreed that the advertising and awarding of the contract for the construction of the Project should be performed solely by the Authority, provided, however, that bid tabulations shall be submitted to the City Manager of the City for his approval prior to bid zward, and provided further that if the lowest and best responsible bid exceeds the estimate of Engineers by more than 10%, such contract may not be awarded without the concurrence of the governing bodies of both parties hereto. The Authority shall comply with all statutes and regulations applicable to itself and to New Mexico municipal corporations in preparation, advertising, letting and execution of public works construction contracts. Authority shall require Engineers to submit all designs, estimates, plans and specifications for the Project to the City as well as to the Authority for review and approval prior to advertising for bid. All contract documents, bonds and other forms shall be reviewed and approved by the

City Attorney prior to use thereof by the Authority. All bonds and undertakings which are a part of construction contract documents and run to the benefit of the Authority shall, where lawful, also run to the benefit of the City.

7. Except as specifically modified or extended by the provisions of this agreement, each and every provision and covenant of the 1965 Agreement shall remain in full force and effect.

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8. The funds for the financial commitments of the City herein pertaining to acquisition of right-of-way and the actual construction of the project will not be available until after July 1, 1970.

IN WITNESS WHEREOF, the City of Albuquerque, by

Pete V. Domenici, Chairman of its City Commission, and the

Albuquerque Metropolitan Arroyo Flood Control Authority, by

B. H. Swinburne, President and Chairman of its Board of

Directors; have caused this Agreement to be signed on the

year and date first above mentioned.

CITY OF ALBUQUERQUE

By MC Manuel

Chairman of the City Commission

(SEAL)

ATTEST:

Citý Clerk

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL'AUTHORITY

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(SEAL)

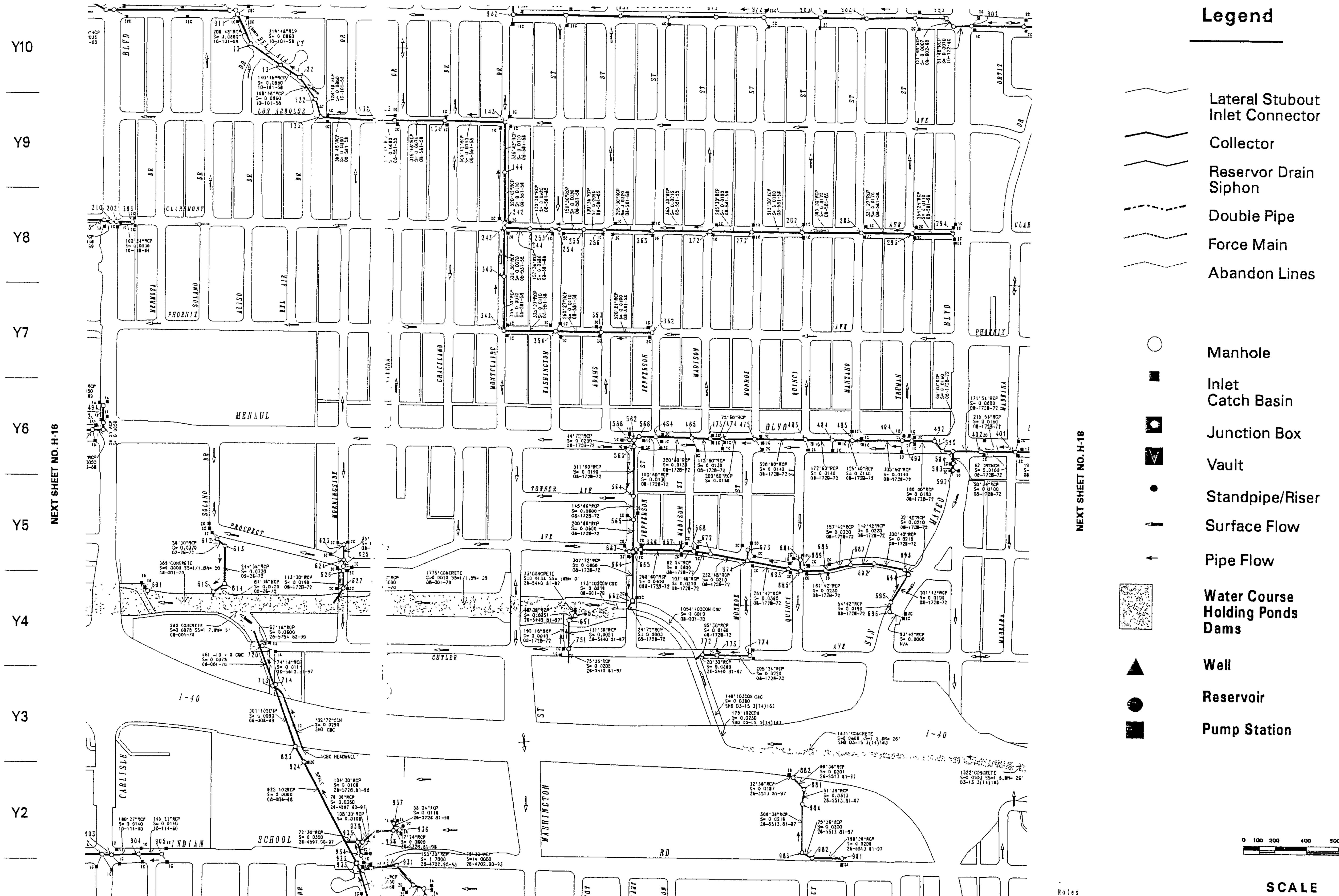
ATTEST:

Secretary-Treasur r

APPROVED AS TO FORM:

Frank L. Horan, City Attorney

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SCALE
MAPGRID

1. Map is for information only

and is subject to corrections

(Corrections call 783-3608 )

2 Features are drawn for general

representation or facilities

Storm

Legend \_\_\_\_ Inlet Connector HAINES Collector Reservor Drain ROBIN Siphon ----Double Pipe Force Main HONROE Abandon Lines Manhole Inlet Catch Basin CONSTITUTION Junction Box Vault Standpipe/Riser Surface Flow BSTRELLITA Pipe Flow 330'24"RCP S= 0.0050 08-523-52 Water Course Holding Ponds Y4 Dams Well Reservoir Pump Station 210'48"RC \$= 0.0002 08-573-57 451'48"RCP S= 0 0060 98-573-57 260°30°5 5= 0.003 08-573-5 <del>-----</del> BLYD SCALE Notes. MAP GRID BROCKMONT 1. Map is for information only and is subject to corrections. (Corrections call 768-3608)

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Storm

Lateral Stubout

2. Features are drawn for general representation of facilities.

3 Refer to as-built drawing for true representation

# CITY OF ALBUQUERQUE



December 22, 2008

Frank D. Lovelady, P.E. Frank D. Lovelady P.E. 300 Alamosa Rd. NE Albuquerque, NM 87107

Re: Whitener Office Building, 4110 Cutler Ave. NE,

(H-17/D036A3)

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 4-22-08

Certification dated 12-19-2008

Mr. Lovelady,

PO Box 1293

Based upon the information provided in your submittal received 12/19/08, the above referenced certification is approved for Permanent Certificate of Occupancy release by Hydrology.

Albuquerque

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

NM 87103

www.cabq.gov

Timothy E. Sime

Sincerely,

Plan Checker-Hydrology, Planning Dept Development and Building Services

C: CO Clerk--Katrina Sigala file

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

| PROJECT TITLE: WHITENER OFFICE BUILDING      |                         | ZONE MAP/I      | DRG. FILE #H-17 / D036 A3 |
|--|-------------------------|-----------------|---------------------------|
| DRB#: EPC#:                                  | W(                      | · ———           |                           |
| LEGAL DESCRIPTION: TRACT A-1-B-3 ACME ACRES  |                         |                 |                           |
| CITY ADDRESS: 4110 Cutler Ave. N.E.          | <u> </u>                |                 |                           |
| ENGINEERING FIRM: FRANK D. LOVELADY, P.E.    |                         | CONTACT:        | Frank Lovelady            |
| ADDRESS: 300 Alamosa Road NE                 | · · ·                   | PHONE:          | 345-2267                  |
| CITY, STATE: Albuquerque, NM                 |                         | ZIP CODE:       | 87107                     |
| OWNER:WHITENER LAW FIRM                      |                         | CONTACT:        | RON BURTON AIA            |
| ADDRESS: 202 Central Ave. SE, West Courtyar  | <u>'d</u>               | PHONE:          | 242-6202                  |
| CITY, STATE: Albuquerque, NM                 |                         | ZIP CODE:       | 87102                     |
| ARCHITECT: DWL ARCHITECTS AND PLANI          | NERS, INC.              | CONTACT:        | Ron Burton AIA            |
| ADDRESS: 202 Central Ave. SE, West Courtyard |                         | PHONE:          | 242-6202                  |
| CITY, STATE: Albuquerque, NM                 |                         | ZIP CODE:       | 87102                     |
| SURVEYOR: Harris Surveying Company           |                         | CONTACT:        | Tony Harris               |
| ADDRESS: 2412 Monroe NE                      |                         | PHONE:          | 889-8056                  |
| CITY, STATE: Albuquerque, NM                 |                         | ZIP CODE:       | 87110                     |
| CONTRACTOR: Hart Construction                |                         | CONTACT:        | Rick Gonzales             |
| ADDRESS: 2919 Second St. NW                  |                         | PHONE:          | 345-4001                  |
| CITY, STATE: <u>Albuquerque</u> , NM         | ·                       | ZIP CODE:       | 87107                     |
| TYPE OF SUBMITTAL:                           | CHECK TYP               | E OF APPROVAL   | SOUGHT:                   |
| DRAINAGE REPORT                              |                         |                 | RANTEE RELEASE            |
| DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL      |                         | LIMINARY PLAT   |                           |
| DRAINAGE PLAN RESUBMITTAL                    |                         | EV. PLAN FOR SU |                           |
| CONCEPTUAL G & D PLAN                        | <del></del>             |                 | ERMIT APPROVAL            |
| GRADING PLAN                                 |                         | TOR PLAN APPRO  |                           |
| EROSION CONTROL PLAN                         |                         | AL PLAT APPROV  |                           |
| X ENGINEER'S CERT (HYDROLOGY)                | <del></del>             | JNDATION PERM   |                           |
| CLOMR/LOMR                                   |                         | LDING PERMIT A  |                           |
| TRAFFIC CIRCULATION LAYOUT                   |                         |                 | CUPANCY (PERM)            |
| ENGINEER'S CERT (TCL)                        |                         |                 | CUPANCY (TEMP)            |
| ENGINEER'S CERT (DRB SITE PLAN)              | GRADING PERMIT APPROVAL |                 |                           |
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|  | WO                      | RK ORDER APPRO  | OVAL                      |
|  | OTF                     | IER (SPECIFY)   |                           |
| WAS A PRE-DESIGN CONFERENCE ATTENDED:        |                         |                 |                           |
| YES  |                         |                 | DEC 19:33                 |
| X NO   |                         |                 |                           |
| COPY PROVIDED                                |                         |                 | HYDROLOGY                 |
|  |                         |                 | SECTION                   |
| SUBMITTED BY: Frank D. Lovelady, P.E.        |                         | DATE: Decem     | iber 19, 2008             |

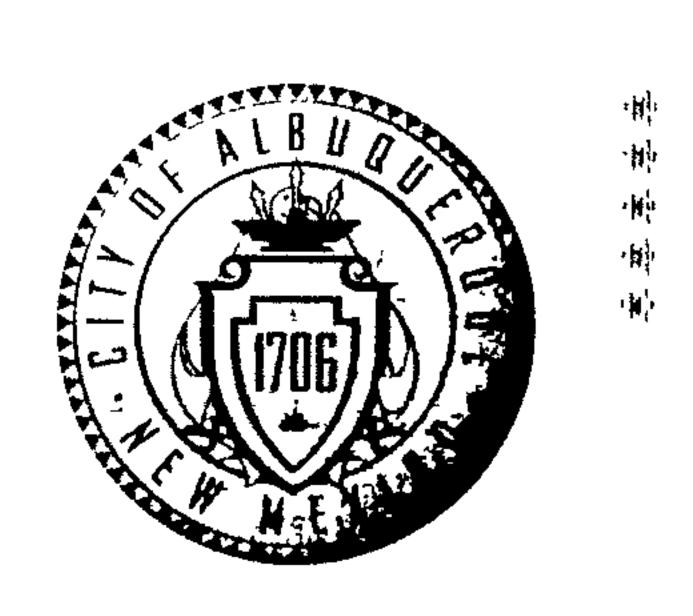
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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

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15

# CITY OF ALBUQUERQUE



## Planning Department Transportation Development Services Section

December 23, 2008

Ron R. Burton, Registered Architect 202 Central Avenue SE, West Courtyard Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for

Whitener Office Building, [H-17 / D036A3]

4410 Culter Ave., NE

Architect's Stamp Dated 12/22/08

Dear Mr. Burton:

Since rely,

PO Box 1293

The TCL / Letter of Certification submitted on December 22, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

NM 87103

www.cabq.gov

Nilo E. Salgado-Pernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer

Hydrology file CO Clerk



#### TRAFFIC CERTIFICATION

I, Ron Burton, NMRA, NM #855, OF THE FIRM DWL Architects & Planners Inc. of New Mexico, HEREBY CERTIFY THAT THIS PROJECT at 4110 Cutler Ave. NE IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 09-05-07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Ron Burton OF THE FIRM DWL Architects & Planners Inc. of New Mexico. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11-21-08 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 AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

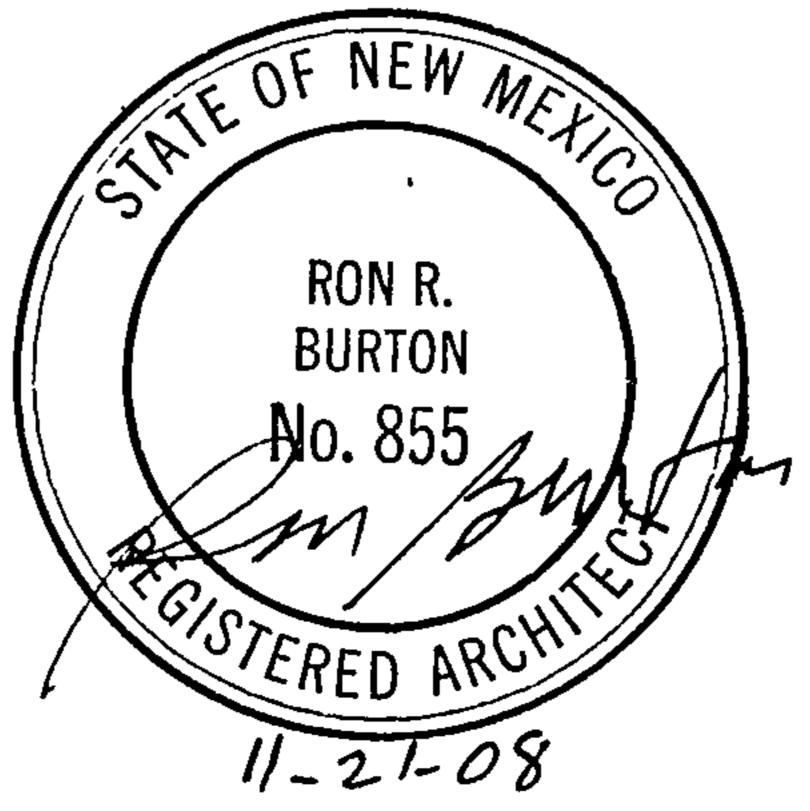
(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

A minor curb-line modification has occurred. A small retaining wall and associated curb-line at the north side of the end of the extreme edge of the north edge of the building was relocated further to the north 1' x 8" to accommodate a large building footing required at this location. To maintain adequate drive width north of this area the curb-line at the island opposite and to the north was also relocated a corresponding 1' x 8" to the north. This maintains the same drive width as before the relocation and proper traffic circulation paths as originally designed.

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.

Signature of Engineer or Architect

1/-2/-08 Date ENGINEER'S OR ARCHITECT'S STAMP



ETU 2 2 2003

HYDFOLOGY

SECTION

• , •

### LETTER OF TRANSMITTAL

| DWI |
|-----|
|     |

DWL Architects & Planners, Inc. of New Mexico 202 Central Avenue, SE, West Courtyard Albuquerque, New Mexico 87102 Voice: (505) 242-6202 Fax: (505) 242-4159

| e-mail: dwinm(a)zianet.com |   |
|----------------------------|---|
| City of Albuquerano        |   |
| Transportation Don't       |   |
|                            |   |
|                            | City of Albuquerques<br>Transportation Dept |

| Date: 12-22-08       | DWL Project No.:   |
|----------------------|--|
| Contract No.:        |  |
| Re: Whiteus          | Bldg.  |
|                      |  |
|                      | ·_·  |
| If enclosures are no | ot as noted, please inform us                            |
| immediately.         | process process  |
|                      |  |
| If checked below, a  | olease:  |
| If checked below, p  |  |
| Acknowle             | please:  edge enclosures receipt  closures to our office |

| ATTN: N. to Talgado   |             |
|---|-------------|
| We are transmitting Attached Hereto Under Separate Cover Via  |             |
| the following items:  Drawings Specifications Prints Copy of Letter Shop Drawings Submittal Data Samples Cost Estimate Addenda Change Order See Description Below                                       | -           |
| Copies Date No. Description   | 7           |
| Traffic Certification letter  |             |
|   |             |
|   |             |
|   | <del></del> |
| These are transmitted as checked below:   |             |
| As Requested  For Approval (and Signature)  For Review and Comment  For Your Use or Information  For Bids Due  Remarks: No Action Required on Your Part  Distribute to:  Doc. Returned after Loan to Us |             |
| løther you requested. Let me know if this is  |             |
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|   |             |
|   | •           |
| . DEC 22753   |             |
| HADROLOGY   |             |
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| Copies To: Signed: Sunfn_   |             |
| Copies 10.  |             |

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

| PROJECT TITLE: WHITENER OFFICE BUILDING                  | ZONE MAP/DRG. FILE #_          | H-17 / D036 A3                          |
|--|--------------------------------|---|
| DRB#: EPC#:  |                                | ·                                       |
| LECAL DESCRIPTION, TO ACT A 1 D 2 ACREE ACRES            |                                |   |
| LEGAL DESCRIPTION: TRACT A-1-B-3 ACME ACRES              |                                | <del></del>                             |
| CITY ADDRESS: 4110 Cutler Ave. N.E.                      | <del></del>                    | <del></del>                             |
| ENGINEERING FIRM: FRANK D. LOVELADY, P.E.                | CONTACT: Frank Lovel           | adv                                     |
| ADDRESS: 300 Alamosa Road NE                             |                                | · · · · · · · · · · · · · · · · · · ·   |
| CITY, STATE: Albuquerque, NM                             | ZIP CODE: 87107                |   |
| OWNER: WHITENER LAW FIRM                                 | CONTRACT. DONI DIDE            |   |
|  | CONTACT: RON BURT              | UN AIA                                  |
|  | PHONE: 242-6202                |   |
| CITY, STATE: <u>Albuquerque, NM</u>                      | ZIP CODE:87102                 |   |
| ARCHITECT: DWL ARCHITECTS AND PLANNERS,                  | NC. CONTACT: Ron Burton        | AIA                                     |
| ADDRESS:202 Central Ave. SE, West Courtyard              | PHONE: 242-6202                |   |
| CITY, STATE: <u>Albuquerque, NM</u>                      | ZIP CODE:87102                 |   |
| SURVEYOR: Harris Surveying Company                       | CONTACT:Tony Harris            |   |
| ADDRESS: 2412 Monroe NE                                  | PHONE: 889-8056                |   |
| CITY, STATE: Albuquerque, NM                             | ZIP CODE: 87110                |   |
| CITT, DIMIL. Middle Allouque, 19191                      | ZII CODE. <u>67110</u>         |   |
| CONTRACTOR: Hart Construction                            | CONTACT: Rick Gonzale          | <u>es</u>                               |
| ADDRESS: 2919 Second St. NW                              | PHONE: <u>345-4001</u>         |   |
| CITY, STATE: <u>Albuquerque, NM</u>                      | ZIP CODE: <u>87107</u>         |   |
| TVDE OF CLIDAITTAL.                                      | WIDE OF ADDROVAT COLICITE.     |   |
|  | YPE OF APPROVAL SOUGHT:        |   |
| DRAINAGE REPORT  DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL | SIA/FINANCIAL GUARANTEE RELI   | EASE                                    |
| DRAINAGE PLAN I SUBMITTAL  DRAINAGE PLAN RESUBMITTAL     | PRELIMINARY PLAT APPROVAL      | A T                                     |
|  | S. DEV. PLAN FOR SUB'D APPROV. |   |
| CDADING DI AN  | S. DEV. FOR BLDG. PERMIT APPRO | IVAL                                    |
| ·····  | SECTOR PLAN APPROVAL           |   |
|  | FINAL PLAT APPROVAL            |   |
|  | FOUNDATION PERMIT APPROVAL     |   |
| CLOMR/LOMR   | BUILDING PERMIT APPROVAL       |   |
|  | CERTIFICATE OF OCCUPANCY (PE   | ,                                       |
| X ENGINEER'S CERT (TCL)                                  | CERTIFICATE OF OCCUPANCY (TE   | MP)                                     |
| ENGINEER'S CERT (DRB SITE PLAN)                          | GRADING PERMIT APPROVAL        | \ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \ |
| OTHER  | PAVING PERMIT APPROVAL         |   |
|  | WORK ORDER APPROVAL            |   |
|  | OTHER (SPECIFY)                | 197333                                  |
|  |                                |   |
| WAS A PRE-DESIGN CONFERENCE ATTENDED:                    | DUNH                           | OLOGY                                   |
| YES  |                                | _                                       |
|  | DL.                            | ,ION                                    |
| COPY PROVIDED  |                                |   |
|  |                                |   |
| SUBMITTED BY: Ron Burton, DWL Architects                 | DATE: December 19              | ), 2008                                 |

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

#### LETTER OF TRANSMITTAL

Date:

**DWL** Project No.:



DWL Architects & Planners, Inc. of New Mexico 202 Central Avenue, SE, West Courtyard

Contract No.: Albuquerque, New Mexico 87102 Voice: (505) 242-6202 Re: Fax: (505) 242-4159 e-mail: dwlnm@zianet.com TO: Transportation Dest If enclosures are not as noted, please inform us immediately. If checked below, please: Acknowledge enclosures receipt Return enclosures to our office 1110 Salgado We are transmitting Attached Hereto \_\_\_\_ Under Separate Cover Via\_\_\_\_ the following items: Specifications —— Prints —— Copy of Letter **Drawings** Shop Drawings Submittal Data Samples Cost Estimate Change Order See Description Below Addenda Description Copies Date Exact apy of Grand Off DRB 5178 Plan These are transmitted as checked below: As Requested For Approval (and Signature) For Action Indicated on Transmittal --See-Remarks ----- --- ----No Action Required on Your Part For Review and Comment Distribute to: For Your Use or Information Doc. Returned after Loan to Us For Bids Due Remarks: Nilo, A Hacked are the regulard Traffic Cer Copies To:

## CITY OF ALBUQUERQUE



#### Planning Department Transportation Development Services Section

November 24, 2008

Ron R. Burton, Registered Architect, DWL Architects 202 Central Ave. SE, West Courtyard Albuquerque, NM 87102

Re:

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

Whitener Law Firm (Office Bldg.), [H-17 / D036A3]

4110 Cutler Ave. NE

Architect's Stamp Dated 11/21/08

Dear Mr. Burton:

Based on the information provided on your submittal dated November 21, 2008, the above referenced project is approved for a 90-day Temporary C.O.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

A Temporary C.O. has been issued allowing the outstanding Landscaping issue to be completed within this time period. When these remaining issues have been fully completed, are 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.

2 6 18

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

Sincerely,

Milo F. Salgado Fernandez, P.E.

Senior Traffic Engineer

Development and Ruilding Services

可以通知的政策。 表现代表 医二甲二甲基甲基二甲基甲基

Planning Department

c: Engineer

記念: "Hydrology file:

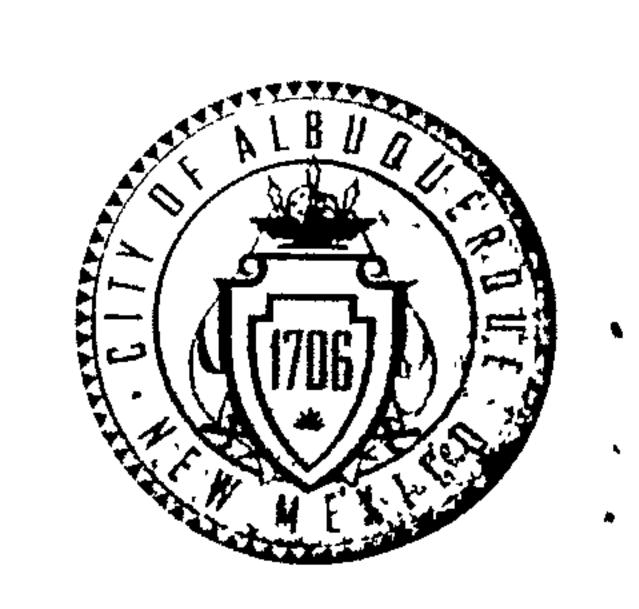
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ಾಗಿ (CO Clerk ್ ಕರ್ನ

DEC 19,003

HYDROLOGY
SECTION

# CITY OF ALBUQUERQUE



November 25, 2008

Frank D. Lovelady, P.E. Frank D. Lovelady P.E. 300 Alamosa Rd. NE Albuquerque, NM 87107

Re: Whitener Law Office Building, 4110 Cutler Ave. NE,

Request of 90 Day Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 4/22/08 (H-17/D036A3)

Certification dated 11/21/08

Mr. Lovelady,

PO Box 1293

Based upon the information provided in your submittal received 11/21/08, the above referenced certification is approved for release of 90 Day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon final Certificate of Occupancy the drainage certification stamp will need to be dated.

NM 87103

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

www.cabq.gov

Timothy E. Sims

Sincerely

Plan Checker, Hydrology

Development and Building Services

C:

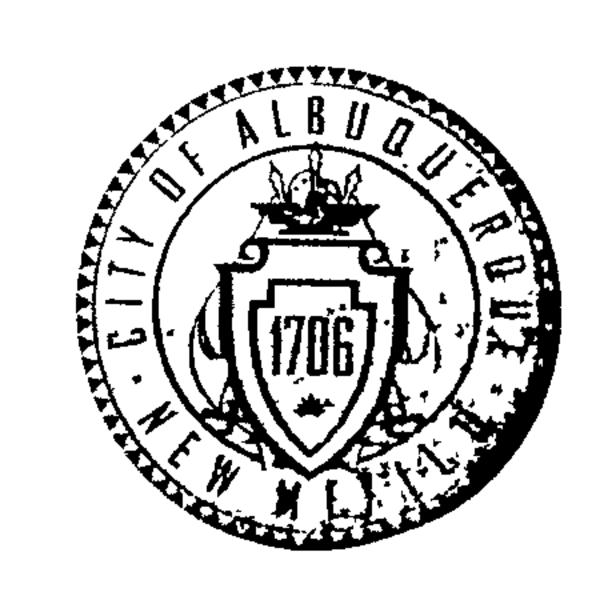
CO Clerk—Katrina Sigala

File

| PROJECT TITLE: WHITENER OFFICE BUILDING                                 | ZONE MAP/DRG. FILE # H-17 / D036 A3 |
|---|-------------------------------------|
| DRB#: EPC#:   | WORK ORDER#:                        |
| LEGAL DESCRIPTION: TRACT A-1-B-3 ACME ACRES                             |                                     |
| CITY ADDRESS: 4110 Cutler Ave. N.E.                                     |                                     |
| CNICINICEDING CIONA EDANIZ DI ANVELADV DE                               | CONTACT: Frank Lovelady             |
| ENGINEERING FIRM: FRANK D. LOVELADY, P.E.  ADDRESS: 300 Alamosa Road NE | PHONE: 345-2267                     |
| CITY, STATE: Albuquerque, NM  | ZIP CODE: 87107                     |
| CITT, SIMIL. MIDAGACIQUE, INIVI   |                                     |
| OWNER: WHITENER LAW FIRM  | CONTACT: RON BURTON AIA             |
| ADDRESS: 202 Central Ave. SE, West Courtyar                             | d PHONE: 242-6202                   |
| CITY, STATE: <u>Albuquerque, NM</u>                                     | ZIP CODE: <u>87102</u>              |
| ARCHITECT: DWL ARCHITECTS AND PLANI                                     | NERS, INC. CONTACT: Ron Burton AIA  |
| ADDRESS: 202 Central Ave. SE, West Courtyard                            |                                     |
| CITY, STATE: Albuquerque, NM  |                                     |
| CHII, SIMIE. Mibuquelque, 19191   |                                     |
| SURVEYOR: Harris Surveying Company                                      | CONTACT: Tony Harris                |
| ADDRESS: 2412 Monroe NE   | PHONE: 889-8056                     |
| CITY, STATE: Albuquerque, NM  | ZIP CODE: <u>87110</u>              |
|   |                                     |
| CONTRACTOR: Hart Construction   | CONTACT: Rick Gonzales              |
| ADDRESS: 2919 Second St. NW   | PHONE: 345-4001                     |
| CITY, STATE: <u>Albuquerque, NM</u>                                     | ZIP CODE: <u>87107</u>              |
| TYPE OF SUBMITTAL:  | CHECK TYPE OF APPROVAL SOUGHT:      |
| DRAINAGE REPORT   | SIA/FINANCIAL GUARANTEE RELEASE     |
| DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL                                 | PRELIMINARY PLAT APPROVAL           |
| DRAINAGE PLAN RESUBMITTAL   | S. DEV. PLAN FOR SUB'D APPROVAL     |
| CONCEPTUAL G & D PLAN   | S. DEV. FOR BLDG. PERMIT APPROVAL   |
| GRADING PLAN  | SECTOR PLAN APPROVAL                |
| EROSION CONTROL PLAN  | FINAL PLAT APPROVAL                 |
| X ENGINEER'S CERT (HYDROLOGY)   | FOUNDATION PERMIT APPROVAL          |
| CLOMR/LOMR  | BUILDING PERMIT APPROVAL            |
| TRAFFIC CIRCULATION LAYOUT  | CERTIFICATE OF OCCUPANCY (PERM)     |
| ENGINEER'S CERT (TCL)   | X CERTIFICATE OF OCCUPANCY (TEMP)   |
| ENGINEER'S CERT (DRB SITE PLAN)   | GRADING PERMIT APPROVAL             |
| OTHER   | PAVING PERMIT APPROVAL              |
|   | WORK ORDER APPROVAL                 |
|   | OTHER (SPECIFY)                     |
|   | NOV 2 1 1203                        |
| WAS A PRE-DESIGN CONFERENCE ATTENDED:                                   |                                     |
| YES   | 4                                   |
| $\frac{1}{X} \frac{1}{NO}$  | HYDROLOGY                           |
| COPY PROVIDED   | SECTION                             |
|   | 100                                 |
| SUBMITTED BY: Frank D. Lovelady, P.E.                                   | DATE: November 21, 2008             |

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



### Planning Department Transportation Development Services Section

November 24, 2008

Ron R. Burton, Registered Architect, DWL Architects 202 Central Ave. SE, West Courtyard Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for Whitener Law Firm (Office Bldg.), [H-17 / D036A3]

4110 Cutler Ave. NE Architect's Stamp Dated 11/21/08

Dear Mr. Burton:

Based on the information provided on your submittal dated November 21, 2008, the above referenced project is approved for a 90-day Temporary C.O.

PO Box 1293

A Temporary C.O. has been issued allowing the outstanding Landscaping issue to be completed within this time period. When these remaining issues have been fully completed, are 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.

Albuquerqu e

NM 87103

www.cabq.gov

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

Vilo F. Salgado Fernandez, P.E.

Senior Traffic Engineer

Dévelopment and Building Services

Planning Department

Engineer
Hydrology file
CO Clerk

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005) ZONE MAP: H-17/D036A? PROJECT TITLE: Of Free Building, Whitener Law Firms

DRB#: 1001179 EPC#: WORK ORI WORK ORDER#: LEGAL DESCRIPTION: Tract A-1-3-3 ACME ACVES CITY ADDRESS: 4/10 Cutler AV. CONTACT: <u>Frank Low lady</u> PHONE: <u>345-2267</u> ENGINEERING FIRM: Frank Lovelady ADDRESS: 300 Alamoga Ra ZIP CODE: <u>\$7107</u> CITY, STATE: Albuqueque NM CONTACT: Russ Whitener ADDRESS: 300 Central AV. 541 PHONE: 242-3333 ZIP CODE: \$710 2 CITY, STATE: A / WYNTY970 ARCHITECT: DWL Avalutacts & Planners CONTACT: Run Burton PHONE: 242-6202 ADDRESS: 202 Control AV.SE. ハノルク CITY, STATE: A /OCLOUCE OUT ZIP CODE: \$7/02 CONTACT: SURVEYOR: PHONE: ADDRESS: ZIP CODE: CITY, STATE: CONTACT: 345-4001 ADDRESS: PHONE: CITY, STATE: ZIP CODE: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL: CLOMR/LOMR CERTIFICATE OF OCCUPANCY (PERM) TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

YES NO

COPY PROVIDED

101.21-2008 DATE SUBMITTED:

HYDROLOGY

NOV 2 : 1 3

SECTION

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:

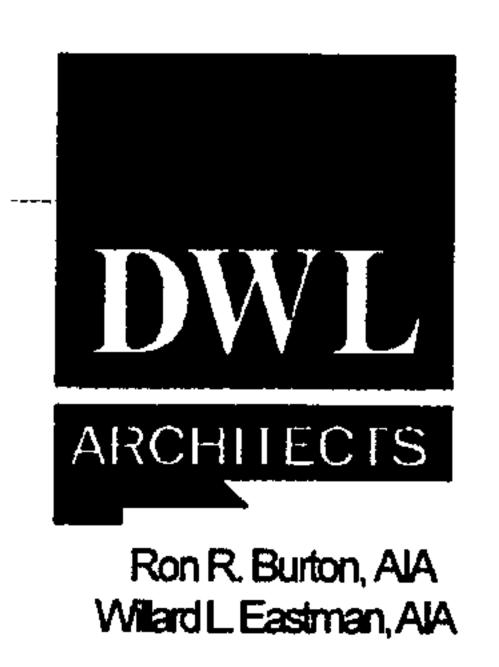
Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

OTHER (SPECIFY)

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.

BY:



#### TRAFFIC CERTIFICATION

I, Ron Burton, NMRA, NM #855, OF THE FIRM DWL Architects & Planners Inc. of New Mexico, HEREBY CERTIFY THAT THIS PROJECT at 4110 Cutler Ave. NE IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 09-05-07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Ron Burton OF THE FIRM DWL Architects & Planners Inc. of New Mexico. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11-21-08 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 AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

#### (DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

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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.

Signature of Engineer or Architect

Date

ENGINEER'S OR ARCHITECT'S STAMP

RON R.
BURTON
NO. 838
NO. 838
NO. 875
RED ARCHITECT
11-21-08

DWL Architects & Planners, Inc. of New Mexico

Quality, Tradition, Service and Excellence

H17-0036A3

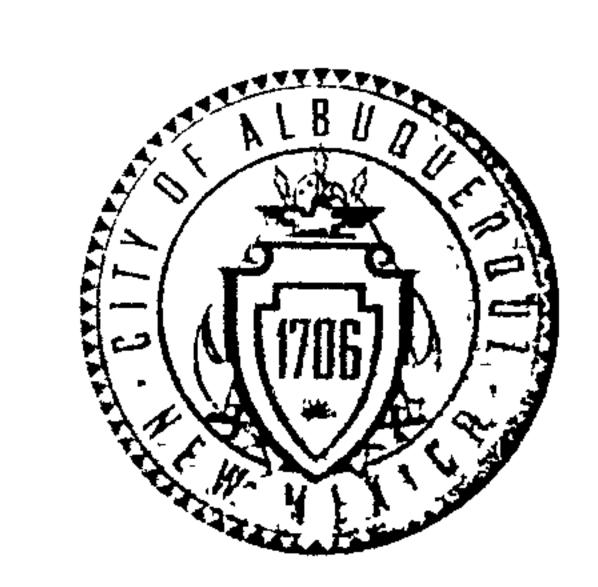
| PROJECT TITLE: WI                     | HITENER OFFICE BUILDING                |               | ZONE MAP/I           | DRG. FILE #H-17 / D-                   |  |
|---------------------------------------|--|---------------|----------------------|--|--|
| DRB#:                                 |  | WOR           |                      |  |  |
|                                       |  |               |                      |  | <del></del>                                  |
|                                       | : TRACT A-1-B-3 ACME ACRES             | <del></del>   |                      |  | <u></u>                                      |
| CITY ADDRESS:                         | 4110 Cutler Ave. N.E.                  | ·- <u>-</u> - |                      | ······································ |  |
| ENGINEERING FIRM:                     | FRANK D. LOVELADY, P.E.                |               | CONTACT.             | Trank Lavalada                         |  |
| ADDRESS:                              | 300 Alamosa Road NE                    | -             | CONTACT: _<br>PHONE: | Frank Lovelady<br>345-2267             | <del></del>                                  |
|                                       | Albuquerque, NM                        | -             | ZIP CODE:            | 87107                                  | *** **********************************       |
|                                       | z ziouguoi guo, i titi                 | _             | Zii CODE.            | 0/10/                                  | <u>.                                    </u> |
| OWNER:                                | WHITENER LAW FIRM                      | _             | CONTACT:             | RON BURTON AIA                         |  |
| ADDRESS:                              | 202 Central Ave. SE, West Courtyard    | _             | PHONE:               | 242-6202                               |  |
| CITY, STATE:                          | Albuquerque, NM                        | _             | ZIP CODE:            | 87102                                  |  |
|                                       |  |               |                      |  |  |
| ARCHITECT:                            | DWL ARCHITECTS AND PLANNERS,           | INC.          | CONTACT:             | Ron Burton AIA                         | <del></del>                                  |
| ADDRESS:                              | 202 Central Ave. SE, West Courtyard    | _             | PHONE:               | 242-6202                               | <del></del>                                  |
| CITY, STATE:                          | Albuquerque, NM                        | -             | ZIP CODE:            | 87102                                  |  |
| CI IDVEVOD.                           | Hannia Campana                         |               |                      | Tomas II amaia                         |  |
| SURVEYOR:                             | Harris Surveying Company               | •             | CONTACT: _           | Tony Harris                            | <del></del>                                  |
| ADDRESS:                              | 2412 Monroe NE                         | -             | PHONE:               | 889-8056                               | <del></del>                                  |
| CILI, STATE:                          | Albuquerque, NM                        | -             | ZIP CODE:            | 87110                                  | <del></del>                                  |
| CONTRACTOR:                           | Hart Construction                      |               | CONTACT:             | Rick Gonzales                          |  |
| ADDRESS:                              | 2919 Second St. NW                     |               | PHONE:               | 345-4001                               |  |
|                                       | Albuquerque, NM                        | _             | ZIP CODE:            | 87107                                  |  |
|                                       |  |               |                      |  |  |
| TYPE OF SUBMITTAL:                    | <u>CHECK</u>                           | TYPE (        | OF APPROVAL          | SOUGHT:                                |  |
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| TRAFFIC CIRC                          | ·                                      | _             |                      | CUPANCY (PERM)                         | 10 V /11/00                                  |
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| WAS A PRE-DESIGN C                    | ONFERENCE ATTENDED:                    |               |                      |  | 1/1/94                                       |
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| COPY PROVID                           | DED                                    |               |                      | N M                                    |  |
|                                       |  |               | -                    |  | <b>//</b>                                    |
| SUBMITTED BY:                         | Frank D. Lovelady, P.E.                |               | DATE: <u>April 2</u> | z, 2008 /                              | <u> </u>                                     |

- 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.

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Building & Development Services

April 4, 2008



Frank D. Lovelady, P.E. 300 Alamosa Road NE Albuquerque, New Mexico 87107

RE: WHITENER OFFICE BUILDING (H17 – D 036 A3)
Grading and Drainage Plan (PE Stamped 4-02-08)

Dear Mr. Lovelady:

Based upon the information provided in your submittal received 1/23/08 (with revised plans updated 4/02/08), the above referenced Grading and Drainage Plan is approved for Building Permit, conditioned upon compliance with the NPDES/SWPPP requirements discussed below. Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by Hydrology.

PO Box 1293

SWPPP: This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of the P.E. certified Storm Water Pollution Prevention Plan (SWPPP) on a CD to City of Albuquerque, Storm Drainage Division at:

Albuquerque

Department of Municipal Development, Storm Drainage Division P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

If you have any question concerning the SWPPP, please contact Kathy Verhage 768-3654.

NM 87103

Prior to Certificate of Occupancy release, an Engineer's Certification of compliance with this Grading Plan is required per the DPM.

www.cabq.gov

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

Sincerely,

Gregory R. Olson, P.E.

Hydrology Section

XC:

Bradley Bingham, COA-PLN-Hydrology Kathy Verhage, COA/DMD-Storm Drainage

-file H17-D'036 A3

# CITY OF ALBUQUERQUE PLANNING DEPARTMENT - Building & Development Services

April 22, 2008



Frank D. Lovelady, P.E. 300 Alamosa Road NE Albuquerque, New Mexico 87107

RE: WHITENER OFFICE BUILDING - 4110 Cutler Avenue N.E. (H17 – D 036 A3)

Revised Grading and Drainage Plan with S.O.-19 (PE Stamped 4-22-08)

Dear Mr. Lovelady:

Based upon the information provided in your submittal received 4/16/08 (with revised plans updated 4/22/08), the above referenced Grading and Drainage Plan is approved for Building Permit and SO-19 construction, conditioned upon compliance with the NPDES/SWPPP requirements discussed below. These approved plans supersede the previously approved plans stamped on 4/2/08. Please attach a copy of this approved plan (P.E. Stamp on 4-22-08) to the Building Permit plan sets prior to requesting sign-off by Hydrology.

SO-19: A separate permit is required for the sidewalk culvert construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. To obtain a temporary or permanent CO the sidewalk culvert must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

SWPPP: This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of the P.E. certified Storm Water Pollution Prevention Plan (SWPPP) on a CD to City of Albuquerque, Storm Drainage Division at:

Department of Municipal Development, Storm Drainage Division P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

If you have any question concerning the SWPPP, please contact Kathy Verhage 768-3654.

Prior to Certificate of Occupancy release, an Engineer's Certification of compliance with this Grading Plan is required per the DPM.

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

Sincerely,

PO Box 1293

Albuquerque

NM 87103

www.cabq gov

Gregory R. Olson, P.E.

Heeg Chan 4/22/08

Hydrology Section

XC: Bradley Bingham, COA-PLN-Hydrology
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
Kathy Verhage, COA/DMD-Storm Drainage
file H17-D 036 A3

1 of 1

| LEGAL DESCRIPTION: TRACT A-1-B-3 ACME ACRES  CITY ADDRESS: 4110 Cutler Ave. N.E.  ENGINEERING FIRM: FRANK D. LOVELADY, P.E. CONTACT: Frank Lovelady  ADDRESS: 300 Alamosa Road NE PHONE: 345-2267  CITY, STATE: Albuquerque, NM ZIP CODE: 87107  OWNER: WHITENER LAW FIRM CONTACT: RON BURTON ALA  ADDRESS: 202 Central Ave. SE, West Courtyard PHONE: 242-6202  CITY, STATE: Albuquerque, NM ZIP CODE: 87102  ARCHITECT: DWL ARCHITECTS AND PLANNERS, INC. ADDRESS: 202 Central Ave. SE, West Courtyard PHONE: 242-6202  CITY, STATE: Albuquerque, NM ZIP CODE: 87102  SURVEYOR: Harris Surveying Company CONTACT: Tony Harris  ADDRESS: 2412 Monroe NE PHONE: 889-8056  CITY, STATE: Albuquerque, NM ZIP CODE: 87110  CONTRACTOR: Hart Construction CONTACT: Rick Gonzales  ADDRESS: 2919 Second St. NW PHONE: 345-4001  CITY, STATE: Albuquerque, NM ZIP CODE: 87107   | ZONE MAP/DRG. FILE # H-17 / D-36 A3 | OJECT TITLE: WHITENER OFFICE BUILDING     |
|---|-------------------------------------|---|
| ADDRESS: 300 Alamosa Road NE CITY, STATE: Albuquerque, NM  OWNER: WHITENER LAW FIRM ADDRESS: 202 Central Ave. SE, West Courtyard PHONE: 242-6202 CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard PHONE: 242-6202 CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard PHONE: 242-6202 CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ZIP CODE: 87102  SURVEYOR: Harris Surveying Company ADDRESS: 2412 Monroe NE PHONE: 889-8056 CITY, STATE: Albuquerque, NM  CONTACT: Tony Harris ADDRESS: 2919 Second St. NW PHONE: 345-4001 CITY, STATE: Albuquerque, NM  ZIP CODE: 87110  CONTRACTOR: Hart Construction ADDRESS: 2919 Second St. NW PHONE: 345-4001 CITY, STATE: Albuquerque, NM  ZIP CODE: 87107  TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN Is SUBMITTAL X DRAINAGE PLAN Is SUBMITTAL X DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN GRADING PLAN ENGINEER'S CERT (HYDROLOGY) CLOMRIOMR X BUILDING PERMIT APPROVAL ENGINEER'S CERT (HYDROLOGY) CCOMBALOMR X BUILDING PERMIT APPROVAL ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL CONCEPTIVAL PAROLAL CONCEPTIVAL OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL COTHER   | WORK ORDER#:                        | B#: EPC#:                                 |
| ENGINEERING FIRM: FRANK D. LOVELADY, P.E.  ADDRESS: 300 Alamosa Road NE CITY, STATE: Albuquerque, NM  WHITENER LAW FIRM ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard PHONE: 242-6202 ZIP CODE: 87102  ARCHITECT: DWL ARCHITECTS AND PLANNERS, INC. CONTACT: Ron Burton AIA ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ZIP CODE: 87102  SURVEYOR: Harris Surveving Company ADDRESS: 2412 Monroe NE CITY, STATE: Albuquerque, NM  ZIP CODE: 87110  CONTACTOR: Hart Construction ADDRESS: 2919 Second St. NW PHONE: 345-4001 CITY, STATE: Albuquerque, NM  ZIP CODE: 87107  TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE REPORT DRAINAGE REPORT DRAINAGE PLAN RESUBMITTAL X DRAINAGE PLAN RESUBMITTAL X DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN GRADING PLAN GRADING PLAN EROSION CONTROL PL          |                                     | GAL DESCRIPTION: TRACT A-1-B-3 ACME ACRES |
| ADDRESS: 300 Alamosa Road NE CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CONTACT: RON BURTON ALA ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM ADDRESS: 202 Central Ave. SE, West Courtyard ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM CIP CODE: 87102  SURVEYOR: Harris Surveving Company ADDRESS: 2412 Monroe NE PHONE: 889-8056 CITY, STATE: Albuquerque, NM CONTACT: Tony Harris CONTACTOR: Hart Construction CONTACT: Rick Gonzales ADDRESS: 2919 Second St. NW PHONE: 345-4001 CITY, STATE: Albuquerque, NM CIP CODE: 87107  TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL X DRAINAGE PLAN 1" SUBMITTAL X DRAINAGE PLAN SECTOR PLAN GRADING PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CO          |                                     | TY ADDRESS: 4110 Cutler Ave. N.E.         |
| CITY, STATE: Albuquerque, NM  OWNER: WHITENER LAW FIRM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ACHITECT: DWL ARCHITECTS AND PLANNERS, INC.  ACHITECT: DWL ARCHITECTS AND PLANNERS, INC.  CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  CITY, STATE: Albuquerque, NM  CONTACT: Tony Harris  ADDRESS: 2412 Monroe NE CITY, STATE: Albuquerque, NM  CITY, STATE: Albuquerque, NM  CONTACT: Rick Gonzales  ADDRESS: 2919 Second St. NW CITY, STATE: Albuquerque, NM  CITY, STATE: Albuquerque, NM  CITY, STATE: Albuquerque, NM  CITY ODE: 87107  TYPE OF SUBMITTAL:  DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL X DRAINAGE PLAN 1" SUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN GRADING PREMIT APPROVAL CLOMR/LOMR X BUILDING PERMIT APPROVAL CLOMR/LOMR CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (TCL) GRADING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL OTHER   | CONTACT: Frank Lovelady             | GINEERING FIRM: FRANK D. LOVELADY, P.E.   |
| OWNER: WHITENER LAW FIRM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ADDRESS: 202 Central Ave. SE, West Courtyard ADDRESS: 202 Central Ave. SE, West Courtyard CITY, STATE: Albuquerque, NM  ZIP CODE: 87102  SURVEYOR: Harris Surveying Company ADDRESS: 2412 Monroe NE CITY, STATE: Albuquerque, NM  ADDRESS: 2412 Monroe NE CITY, STATE: Albuquerque, NM  CONTACT: Rick Gonzales ADDRESS: 2919 Second St. NW PHONE: 345-4001 CITY, STATE: Albuquerque, NM  CIP CODE: 87107  CONTRACTOR: Hart Construction ADDRESS: 2919 Second St. NW PHONE: 345-4001 CITY, STATE: Albuquerque, NM  CIP CODE: 87107  CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE PLAN 1s SUBMITTAL ADRAINAGE PLAN RESUBMITTAL ADRAINAGE PLAN RESUBMITTAL ADRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN GRADING PLAN GRADING PLAN SECTIOR PLAN APPROVAL EROSION CONTROL PLAN          | PHONE: 345-2267                     | ADDRESS: 300 Alamosa Road NE              |
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| ADDRESS: 202 Central Ave. SE, West Courtyard ZIP CODE: 87102  SURVEYOR: Harris Surveying Company CONTACT: Tony Harris  ADDRESS: 2412 Monroe NE PHONE: 889-8056  CITY, STATE: Albuquerque, NM ZIP CODE: 87110  CONTRACTOR: Hart Construction CONTACT: Rick Gonzales  ADDRESS: 2919 Second St. NW PHONE: 345-4001  CITY, STATE: Albuquerque, NM ZIP CODE: 87107  TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:  DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE  DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL  X DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL  GRADING PLAN SECTOR PLAN APPROVAL  GRADING PLAN SECTOR PLAN APPROVAL  EROSION CONTROL PLAN FINAL PLAT APPROVAL  EROSION CONTROL PLAN FINAL PLAT APPROVAL  ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL  CLOMR/LOMR X BUILDING PERMIT APPROVAL  CLOMR/LOMR X BUILDING PERMIT APPROVAL  CLOMR/LOMR CERTIFICATE OF OCCUPANCY (PERM)  ENGINEER'S CERT (TCL) CERTIFICATE OF OCCUPANCY (PERM)  ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL  OTHER WORK ORDER APPROVAL  | NERS, INC. CONTACT: Ron Burton AIA  | CHITECT: DWL ARCHITECTS AND PLAI          |
| CITY, STATE: Albuquerque, NM  SURVEYOR: Harris Surveying Company  ADDRESS: 2412 Monroe NE CITY, STATE: Albuquerque, NM  CONTACT: Tony Harris  PHONE: 889-8056  CITY, STATE: Albuquerque, NM  CONTACTOR: Hart Construction  CONTACT: Rick Gonzales  ADDRESS: 2919 Second St. NW PHONE: 345-4001  CITY, STATE: Albuquerque, NM  ZIP CODE: 87110  CONTACTOR: Hart Construction  CONTACT: Rick Gonzales  ADDRESS: 2919 Second St. NW PHONE: 345-4001  CITY, STATE: Albuquerque, NM  ZIP CODE: 87107  CHECK TYPE OF APPROVAL SOUGHT:  DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL X DRAINAGE PLAN RESUBMITTAL X DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S CERT (TCL) ENGINEER'S CERT (TCL) CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) OTHER WORK ORDER APPRIVATION  |                                     |   |
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| WORK ORDER APPRIMATELY  | GRADING PERMIT APPROVAL             | ENGINEER'S CERT (DRB SITE PLAN)           |
|   | PAVING PERMIT APPROVAL              | OTHER                                     |
| A_OTHER (SPECIFI)   S.O. 19   |                                     |   |
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| APR 2 2 20  | APR 22 2008                         |   |
| WAS A PRE-DESIGN CONFERENCE ATTENDED:   |                                     |   |
| YES HYDROLOG  | HYDROLOGY                           |   |
| XNO<br>COPY PROVIDED  |                                     | <del></del>                               |
| SUBMITTED BY: Frank D. Lovelady, P.E. DATE: April 22, 2008  | DATE: Assil 22 2000                 |   |

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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#### Frank D. Lovelady, PE

300 Alamosa Road NW, Albuquerque, New Mexico 87107 Phone (505) 345-2267 Fax (505) 345-2115

April 16, 2008

Gregory R. Olson, P.E.,
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: WHITENER OFFICE BUILDING (H17-D036 A3)
Grading and Drainage Plan (PE Stamp dated 04-16-08)

Dear Mr. Olson:

The attached resubmittal was necessary to improve drainage flow around the SW corner and along the west side of the building and to eliminate a portion of the keystone retaining wall. The concrete channel adjacent to the sidewalk was replaced with a 12 PVC pipe. Also, a sidewalk culvert will allow lowering the grade in the west side of the parking lot. An SO 19 block was added and this submittal has two copies each of the grading plan and calculations.

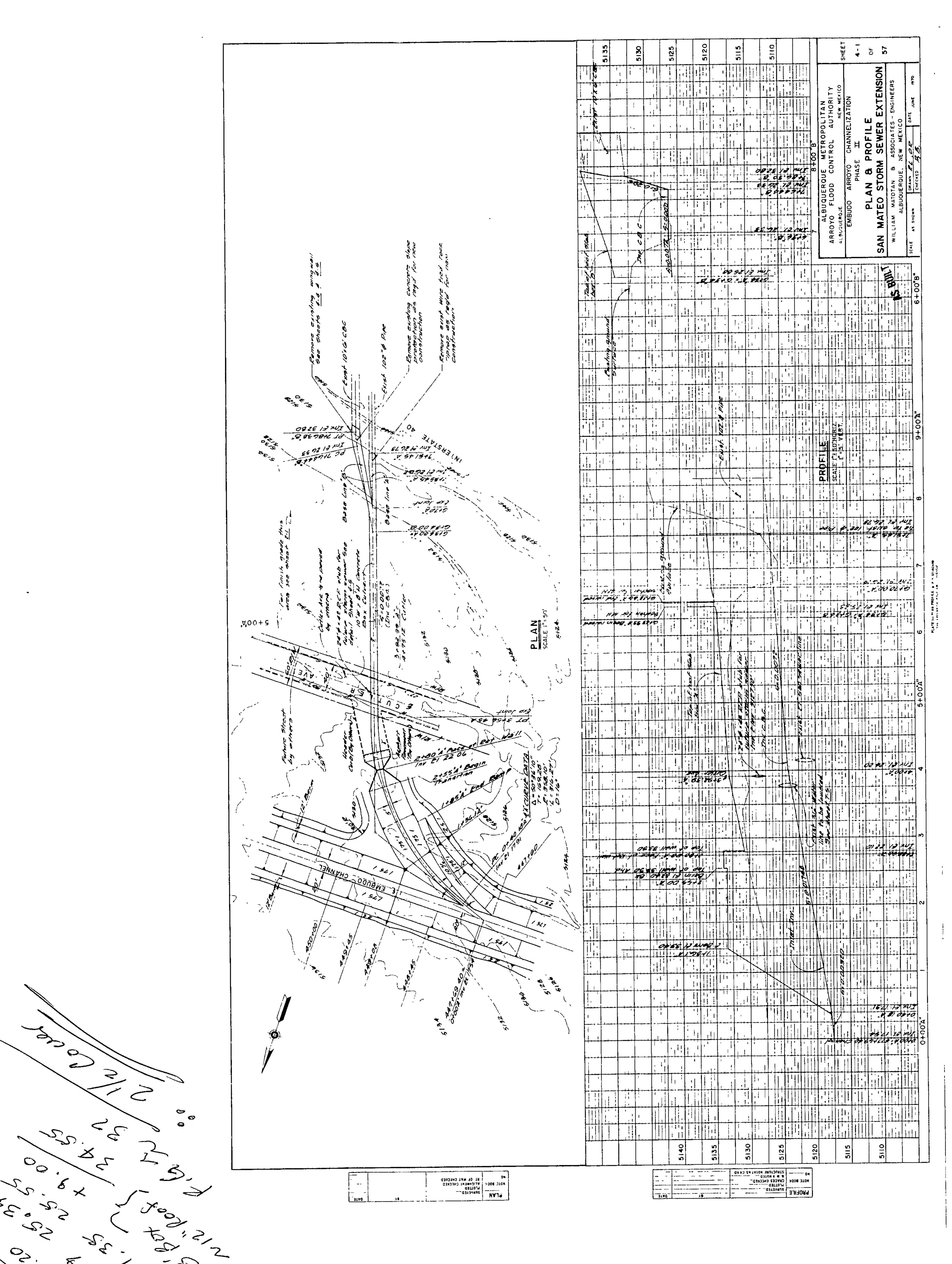
If you have any questions or if you require additional information, please contact me at 345-2267.

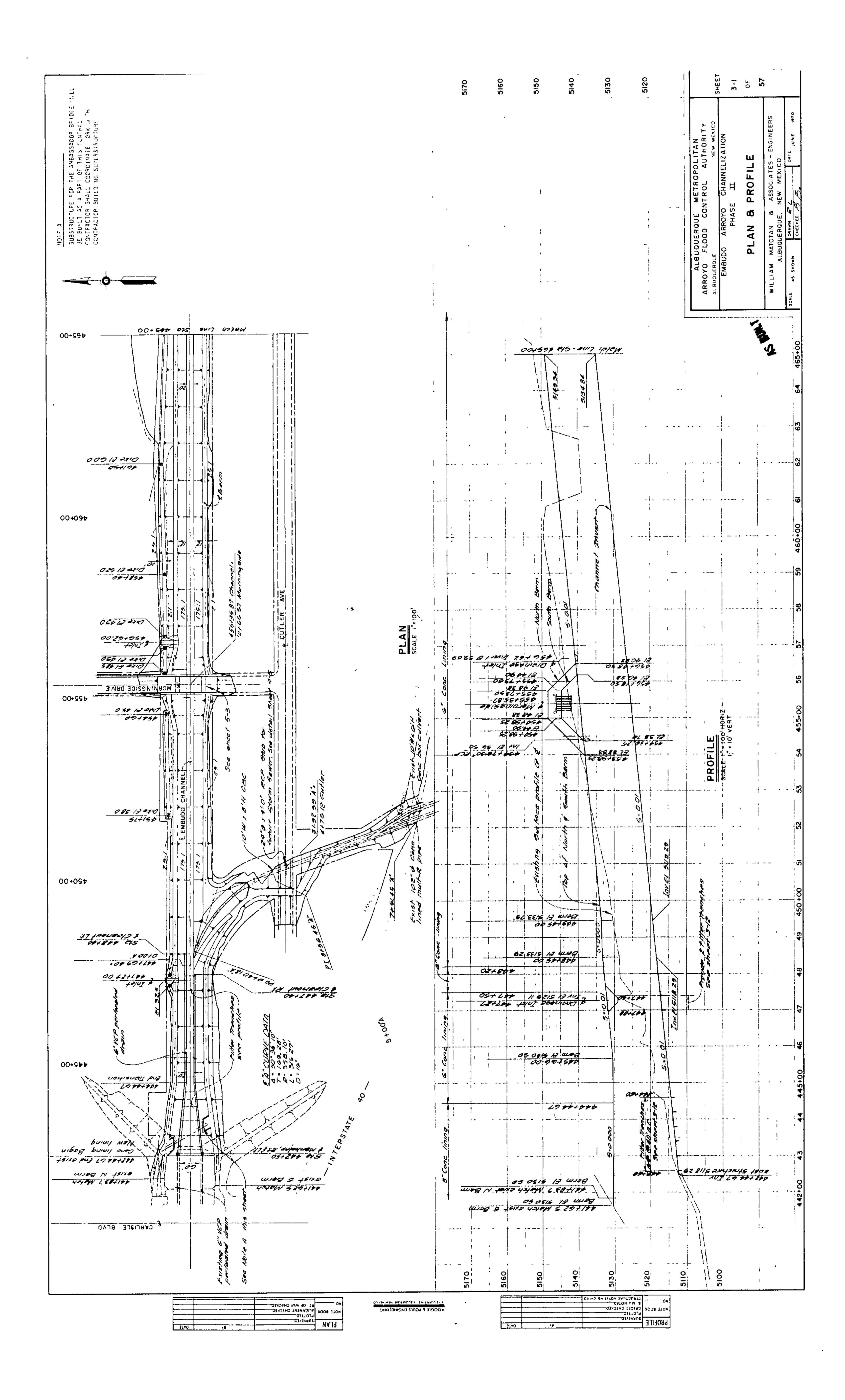
Sincerely,

Frank D. Lovelady, PE

| PROJECT TITLE: WE  | HITENER OFFICE BUILDING               |                                       | ZONE MAP/I    | DRG. FILE # H-17 / D-36 A3 |
|--------------------|---------------------------------------|---------------------------------------|---------------|----------------------------|
| DRB#:              | EPC#:                                 | WOR                                   | K ORDER#:     |                            |
| LEGAL DESCRIPTION: | TRACT A-1-B-3 ACME ACRE               | S                                     |               |                            |
|                    | 4110 Cutler Ave. N.E.                 | <u></u>                               |               |                            |
| ENGINEERING FIRM:  | FRANK D. LOVELADY, P.E.               |                                       | CONTACT       | Frank Lovelady             |
| <del></del>        | 300 Alamosa Road NE                   | <del> </del>                          | PHONE:        | 345-2267                   |
|                    | Albuquerque, NM                       | <del></del>                           | ZIP CODE:     | <del></del>                |
| OWNER:             | WHITENER LAW FIRM                     |                                       | CONTACT:      | RON BURTON AIA             |
| ADDRESS:           | 202 Central Ave. SE, West Court       | vard                                  | PHONE:        | 242-6202                   |
| <del> </del>       | Albuquerque, NM                       |                                       | ZIP CODE:     | 87102                      |
| A DOLLITE OT.      |                                       | AINITIDO INIC                         | CONTA OT.     | D D                        |
| ARCHITECT:         | DWL ARCHITECTS AND PLA                |                                       | CONTACT:      | Ron Burton AIA             |
| ADDRESS:           | 202 Central Ave. SE, West Courty      | vara                                  | PHONE:        | 242-6202                   |
| CITY, STATE:       | Albuquerque, NM                       | , , , , , , , , , , , , , , , , , , , | ZIP CODE:     | 87102                      |
| SURVEYOR:          | Harris Surveying Company              | <u> </u>                              | CONTACT: _    | Tony Harris                |
| ADDRESS:           | 2412 Monroe NE                        | <del></del> _                         | PHONE:        | 889-8056                   |
| CITY, STATE:       | Albuquerque, NM                       | <u> </u>                              | ZIP CODE:     | 87110                      |
| CONTRACTOR:        | Hart Construction                     |                                       | CONTACT:      | Rick Gonzales              |
| ADDRESS:           | 2919 Second St. NW                    | <del></del>                           | PHONE:        | 345-4001                   |
|                    | Albuquerque, NM                       | · · · · · · · · · · · · · · · · · · · | ZIP CODE:     | 87107                      |
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| GRADING PLA        |                                       | <del></del>                           | OR PLAN APPRO |                            |
| ENGINEERS (        |                                       |                                       | L PLAT APPROV |                            |
|                    | CERT (HYDROLOGY)                      | <del></del>                           | DATION PERM   |                            |
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| <del></del>        | CULATION LAYOUT                       |                                       |               | CUPANCY (PERM)             |
| ENGINEER'S (       | · · · · · · · · · · · · · · · · · · · |                                       |               | CUPANCY (TEMP)             |
| <del></del>        | CERT (DRB SITE PLAN)                  |                                       | OING PERMIT A |                            |
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| COPY PROVID        | DED                                   |                                       | MAI           |                            |
| SUBMITTED BY:      | Frank D. Lovelady, P.E.               |                                       | LATE ADrif    | 16, 2008                   |

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|                    | HITENER OFFICE BUILDING                 | ZONE MAP/I       | DRG. FILE # <u>H-17 / D- 0</u> 3 6 |
|--------------------|---|------------------|------------------------------------|
| JKB#:              | EPC#: W                                 | OKK OKDEK#:      |                                    |
| LEGAL DESCRIPTION  | TRACT A-1-B-3 ACME ACRES                |                  |                                    |
|                    | 4110 Cutler Ave. N.E.                   | <u> </u>         |                                    |
|                    |   |                  |                                    |
| ENGINEERING FIRM:  | FRANK D. LOVELADY, P.E.                 | CONTACT: _       | Frank Lovelady                     |
| ADDRESS:           | 300 Alamosa Road NE                     | PHONE:           | 345-2267                           |
| CITY, STATE:       | Albuquerque, NM                         | ZIP CODE:        | 87107                              |
| )WNER:             | WHITENER LAW FIRM                       | CONTACT:         | RON BURTON AIA                     |
| ADDRESS:           | 202 Central Ave. SE, West Courtyard     | PHONE:           | 242-6202                           |
|                    | Albuquerque, NM                         | ZIP CODE:        | 87102                              |
|                    |   |                  |                                    |
| ARCHITECT:         | DWL ARCHITECTS AND PLANNERS, INC        | CONTACT:         | Ron Burton AIA                     |
| ADDRESS:           | 202 Central Ave. SE, West Courtyard     | PHONE:           | <u>242-6202</u>                    |
| CITY, STATE:       | Albuquerque, NM                         | ZIP CODE:        | <u>/ 87102</u>                     |
|                    |   |                  |                                    |
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| ADDRESS:           | 2412 Monroe NE                          | PHONE:           | <u>889-8056</u>                    |
| CITY, STATE:       | Albuquerque, NM                         | ZIP CODE:        | 87110                              |
|                    | TT                                      | CONTA CT.        | Diok Conzolos                      |
| CONTRACTOR:        | Hart Construction                       | CONTACT: PHONE:  | Rick Gonzales<br>345-4001          |
| ADDRESS:           | 2919 Second St. NW                      | ZIP CODE:        | 87107                              |
| CITY, STATE:       | Albuquerque, NM                         | / ZIP CODE       | 0/10/                              |
| TYPE OF SUBMITTAL  | CHECK TV                                | PE OF APPROVAL   | SOUGHT                             |
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| DRAINAGE R         | <i></i>                                 | ELIMINARY PLAT   |                                    |
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| CONCEPTUAL         |   |                  | ERMIT APPROVAL                     |
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| EROSION CO         | \ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \ | NAL PLAT APPROV  |                                    |
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| ENGINEER'S         |   |                  | CUPANCY (TEMP)                     |
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| OTHER              |   | VING PERMIT API  | PROVAL                             |
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|                    | 10 10 hb 1                              |                  |                                    |
|                    |   | NA INA           | MAR 24 2008                        |
| WAS A PRE-DESIGN C | CONFERENCE ATTENDED! /\\\(\)            | w W MAIN         | 1117 11                            |
| YES                | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\  |                  |                                    |
| X NO               |   |                  | HYDROLOGY                          |
| COPY PROVI         | DED / $//\sqrt{V_{\Lambda}}$            | Y'   ( / N       | SECTION                            |
|                    |   |                  |                                    |
| SUBMITTED BY:      | Frank D. Lovelady, P.E.                 | /DATE: Marc      | h 24, 2008                         |

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**Sent:** Fri 3/14/2008 7:20 PM

#### Olson, Greg R.

From: OI

Olson, Greg R.

To:

Alamosa300@aol.com

Cc:

Bingham, Brad L.; Olson, Greg R.; Cherne, Curtis

Subject:

RE: WHITENER OFFICE BUILDING: (File H17-D036 A3)

**Attachments:** 

Frank,

I've reviewed the documentation you submitted this afternoon.

The drainage portion of the submittal (flow calcs and Free Discharge to Cutler Ave.) appear acceptable.

#### However, site concerns remain as follows, which preclude my approval:

1.

The "Approximate Location" of the 10'W x 8'H Box Culvert shows the culvert wall (10' interior?) only 7 feet from the edge of building perimeter. This close proximity raises concern for the building foundation design (does it impose excess loading on the box culvert walls or roof) and the building stability itself, should the box require excavation within the adjacent easement.

We need more information before we can support this proposed development.

It may be advisable to pothole and survey the box culvert at this time to be able to provide more precise existing location, alignment and depth information relative to the easement lines and proposed structures.

2. The Curved wall/fence is not allowed to encroach on the southern end of the easement as shown. Curtis Cherne and I met with Ron Burton, the Architect, regarding this issue last week, and agreed, at most, to allow the fence to cross the southern tip of the projected easement line, within the vacated R/W, if it does not conflict with the culvert or access for maintenance. My estimate of grades on the box culvert based upon information you submitted indicate 2.5 to 3.5 feet of cover in the areas near the building and further south. So, we are also concerned over the possibility of damage to the box from wall/fence construction.

Since I will be out of town next week, I am sending copies of this to both Brad and Curtis. If you choose to pursue it before I return on March 24th, please contact one of them.

Thanks,

*Greg Olson* 505-924-3981

From: Alamosa300@aol.com [mailto:Alamosa300@aol.com]

**Sent:** Fri 3/14/2008 4:52 PM

To: Olson, Greg R.

Subject: WHITENER OFFICE BUILDING:

Greg,

I forgot to take my cover letter. I will send the word file. I can get you a signed copy later.

Frank Lovelady

It's Tax Time! Get tips, forms and advice on AOL Money & Finance.

| PROJECT TITLE: WE               | HTENER OFFICE BUILDING          |             | _ ZONE MAP/I          | DRG. FILE # <u>H-17 / D-</u> |
|---------------------------------|---------------------------------|-------------|-----------------------|------------------------------|
| DRB#:                           | EPC#:                           | WORJ        | K ORDER#:             |                              |
| I ECAL DESCRIPTION.             | TRACT A-1-B-3 ACME ACRE         | C           |                       |                              |
|                                 | 4110 Cutler Ave. N.E.           | <u> </u>    |                       |                              |
| CITTADDRESS.                    | 4110 Cutter Ave. IV.D.          |             |                       |                              |
| ENGINEERING FIRM:               | FRANK D. LOVELADY, P.E.         |             | CONTACT: _            | Frank Lovelady               |
| ADDRESS:                        | 300 Alamosa Road NE             |             | PHONE:                | 345-2267                     |
| CITY, STATE:                    | Albuquerque, NM                 |             | ZIP CODE:             | 87107                        |
| OWNER:                          | WHITENER LAW FIRM               |             | CONTACT:              | RON BURTON AIA               |
| <del></del>                     | 202 Central Ave. SE, West Court | vard        | PHONE:                | 242-6202                     |
|                                 | Albuquerque, NM                 |             | ZIP CODE:             | <del></del>                  |
| CHI, SIAID.                     | Albuquei que, ivivi             | <del></del> | ZII CODE              |                              |
| ARCHITECT:                      | DWL ARCHITECTS AND PLA          | NNERS, INC. | CONTACT:              | Ron Burton AIA               |
| ADDRESS:                        | 202 Central Ave. SE, West Court | yard        | PHONE:                | 242-6202                     |
| CITY, STATE:                    | Albuquerque, NM                 | ·           | ZIP CODE:             | 87102                        |
| CLIDAEVOD.                      | Harris Surveying Company        |             | CONTACT:              | Tony Harris                  |
| SURVEYOR:                       | 2412 Monroe NE                  |             | PHONE:                | 889-8056                     |
| ••••                            | Albuquerque, NM                 |             | ZIP CODE:             |                              |
| ~~~~, ~~~~~.                    |                                 |             |                       |                              |
| CONTRACTOR:                     | Hart Construction               |             | CONTACT:              | Rick Gonzales                |
| ADDRESS:                        | 2919 Second St. NW              |             | PHONE:                | <del></del>                  |
| CITY, STATE:                    | Albuquerque, NM                 |             | ZIP CODE:             | 87107                        |
| TABE OF CUDATTAL.               | •                               | CHECK TYPE  | OF APPROVAL           | SOUGHT                       |
| TYPE OF SUBMITTAL:  DRAINAGE RI |                                 |             |                       | RANTEE RELEASE               |
| <del></del>                     | LAN 1 <sup>st</sup> SUBMITTAL   |             | MINARY PLAT           |                              |
|                                 |                                 |             |                       | JB'D APPROVAL                |
| <del></del>                     | LAN RESUBMITTAL                 |             |                       | ERMIT APPROVAL               |
| CD ADDIC DI                     |                                 |             | OR PLAN APPR          |                              |
| GRADING PLA                     |                                 |             | L PLAT APPROV         |                              |
| ENGINEER'S                      |                                 |             | DATION PERM           |                              |
| CLOMR/LOMI                      | CERT (HYDROLOGY)                |             | DING PERMIT A         |                              |
| - <del></del>                   | CULATION LAYOUT                 |             |                       | CUPANCY (PERM)               |
|                                 |                                 |             |                       | CUPANCY (TEMP)               |
| ENGINEER'S                      | CERT (DRB SITE PLAN)            |             | ING PERMIT A          |                              |
| <del></del>                     | CEKI (DKD SITE I LAN)           | <del></del> | NG PERMIT API         |                              |
| OTHER                           |                                 |             | CORDINATION AND A PER | OVAI                         |
|                                 |                                 | 5 MZ OTHE   | R (SRE Y              | CETVED                       |
| WAS A PRE-DESIGN C<br>YES       | ONFERENCE ATTENDED:             | 1 ON        |                       | MAR 1 4 2008                 |
| X NO COPY PROVII                |                                 | of Cornel   |                       | HYDROLOGY                    |
| COFIFKOVII                      |                                 | Dr. W.      | 10                    | SECTION                      |
| SUBMITTED BY:                   | Frank D. Lovelady, P.E.         | <i>J Y</i>  | DATE: Marc            | h 14, 2008                   |

- 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.

#### Frank D. Lovelady, PE

300 Alamosa Road NW, Albuquerque, New Mexico 87107 Phone (505) 345-2267 Fax (505) 345-2115

March 14, 2008

Gregory R. Olson, P.E.,
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: WHITENER OFFICE BUILDING (H17-D036 A3)
Grading and Drainage Plan (PE Stamp dated 02-18-08)

Dear Mr. Olson:

With regard to your letter of February 28, 2008, attached is the revised grading and drainage plan referenced above. The changes requested in your letter are addressed below in the same order.

- 1. As I mentioned to you on the phone, the as-built drawings do not have any reference to property corners that are in place today. I will send you a PDF of each of the two as-built drawings that Hart Construction e-mailed me. My attempt to show it is admittedly not very accurate but it does line up with the easement. I've asked the contractor for any information he may have. The vacated R/W is shown on the drawing. The dimensions of the right of way were provided by Harris Surveying, apparently from an existing plat. The drawing is very "busy" so I showed it in a separate sketch.
- 2. It is my understanding that the City no longer requires an encroachment agreement for the parking lot.
- 3. The rundown has been labeled and arrows added to show direction of flow.
- 4. The surface treatment of landscaped areas is Type C. The drainage calculations have been revised accordingly.
- 5. The roof drain collection system has been revised. The head room is minimal but appears to be adequate. The notes showing conflicting pipe sizes have been revised, hopefully.

Gregory R. Olson, P.E. March 14, 2008

6. The typo on Sheet C-102 has been corrected.

If you have any questions or if you require additional information, please contact me at 345-2267.

Sincerely,

Frank D. Lovelady, PE

DO36A3 H-17/DOSA3-

| PROJECT TITLE: WHITENER OFFICE BUILDING  | ZONE MAP/DRG. FILE # H-17/D-   |
|--|--|
| DRB#: EPC#:  | WORK ORDER#:   |
|  |  |
| LEGAL DESCRIPTION: <u>TRACT A-1-B-3 ACME ACRES</u>   |  |
| CITY ADDRESS: 4110 Cutler Ave. N.E.  |  |
|  | $\int \mathcal{F} A \times$  |
| ENGINEERING FIRM: FRANK D. LOVELADY, P.E.  | CONTACT: Frank Lovelady / ' '  |
| ADDRESS: 300 Alamosa Road NE   | PHONE: 345-2267 345-721/   |
| CITY, STATE: <u>Albuquerque, NM</u>  | ZIP CODE: 87107  |
|  | Email alamosa 3006   |
| OWNER: WHITENER LAW FIRM   | CONTACT: RON BURTON AIA  |
| ADDRESS: 202 Central Ave. SE, West Courtyard   | PHONE: 242-6202  |
| CITY, STATE: <u>Albuquerque, NM</u>  | ZIP CODE: <u>87102</u>   |
| ADOITIONOO. DINI ADOITIONOO AND DI ANNEDO I  | RIC CONTRACT. Box Dundon ATA   |
| ARCHITECT: DWL ARCHITECTS AND PLANNERS, I  |  |
| ADDRESS: 202 Central Ave. SE, West Courtyard   | PHONE: 242-6202  |
| CITY, STATE: <u>Albuquerque, NM</u>  | ZIP CODE: <u>87102</u>   |
| SURVEYOR: Harris Surveying Company   | CONTACT: Tony Harris   |
| ADDRESS: 2412 Monroe NE  | PHONE: 889-8056  |
| CITY, STATE: Albuquerque, NM   | ZIP CODE: 87110  |
| <u></u>  |  |
| CONTRACTOR: Hart Construction  | CONTACT: Rick Gonzales   |
| ADDRESS: 2919 Second St. NW  | PHONE: 345-4001  |
| CITY, STATE: Albuquerque, NM   | ZIP CODE: 87107  |
| DRAINAGE REPORT  X DRAINAGE PLAN 1st SUBMITTAL  DRAINAGE PLAN RESUBMITTAL  CONCEPTUAL G & D PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERT (HYDROLOGY)  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT  ENGINEER'S CERT (TCL) | TYPE OF APPROVAL SOUGHT: SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. 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 PROVAL WORK ORDER APPROVAL |
| WAS A PRE-DESIGN CONFERENCE ATTENDED:  YES X NO COPY PROVIDED  SUBMITTED BY: Frank D. Lovelady, P.E.   | OTHER (SPECIFY) 50- JAN 227308  HYDROLOGY SECTION  DATE: November 22, 2008   |

- 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.

#### TRANSMISSION VERIFICATION REPORT

: 02/29/2008 14:27 TIME

NAME

FAX

9243864

TEL SER.# :

5059243979 BROL6J570919

DATE, TIME FAX NO./NAME DURATION PAGE(S) RESULT MODE

02/29 14:27 9-3452115 00:00:16 01 OK STANDARD ECM

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development & Building Services

February 28, 2008

Frank D. Lovelady, P.E. 300 Alamosa Road NE Albuquerque, NM 8710%

RĘ: WHITENER OFFICE BUILDING (H17 - D 036 A3)

Grading and Drainage Plan

(PE Stamped 02-18-08)

Dear Mr. Lovelady:

P.O. Box 1293

Albuquetque

Based upon the information provided in your submittal dated 1/23/08, (with revised plans updated 2/18/08) the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Provide clarification on the plan of the location and limits of the AMAFCA Drainage Easement and the buried box-culvert to confirm clearance of structures. Also label the vacated R/W if that is scrving as easement.

Provide copy for our file of the AMAFCA Encroachment Agreement required over for the parking over the easement.

Label the rundown on the north side of the cul-de-sac as this is the outfall for the sites discharge.

What is surface treatment for areas classified as Type B (vs. Type C)?

The roof drain collection system in the courtyard on the north side of the building has New Mexico 87103 conflicting sizes on the plan (10"), in note 11 (4") and note 21 (8"). The larger pipes will not go through a standard 8" curb at the outfall. Is there slope and depth for pipe cover in the "gallery" area?

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT – Development & Building Services

February 28, 2008

Frank D. Lovelady, P.E. 300 Alamosa Road NE Albuquerque, NM 87107

RE: WHITENER OFFICE BUILDING (H17 – D 036 A3)

Grading and Drainage Plan (PE Stamped 02-18-08)

Dear Mr. Lovelady:

P.O. Box 1293

Albuquerque

www.cabq.gov

Based upon the information provided in your submittal dated 1/23/08, (with revised plans updated 2/18/08) the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

• Provide clarification on the plan of the location and limits of the AMAFCA Drainage Easement and the buried box-culvert to confirm clearance of structures. Also label the vacated R/W if that is serving as easement.

 Provide copy for our file of the AMAFCA Encroachment Agreement required over for the parking over the easement.

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discharge.

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The roof drain collection system in the courtyard on the north side of the building has

conflicting sizes on the plan (10"), in note 11 (4") and note 21 (8"). The larger pipes will not go through a standard 8" curb at the outfall. Is there slope and depth for pipe cover in the "gallery" area?

• Correct what appears to be a typo, Sheet C-102, in the total area on the table at upper right (42,282 sf vs. 47,282 sf).

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-3981.

Sincerely,

Gregory R. Olson, P.E.

XC: Brad Bingham file H17-D 036 A3

1 of 1

To:

Sandy, Development Review Board Secretary

City of Albuquerque

From:

Lynn M. Mazur, P.E., Development Review Engineer

**AMAFCA** 

RE:

#### DRB COMMENTS FOR September 5, 2007

| P# 1001178 | Whitener Law Office, Washington/Cutler, (H-17) No objection to requested action. AMAFCA will require an encroachment permit for the parking lot facilities in the easement. Since the underground box culvert that is maintained by the City, AMAFCA defers to the City on what surface facilities will be allowed in the easement.  |
|------------|--|
| P# 1002715 | Paradise at Unser Development, (B-11) No comment.  |
| P# 1004989 | Wilderness Canon at High Desert Subdivision, (F-23) No comment.  |
| P# 1006739 | Amole del Norte Diversion Vacation Parcel, (L-10) No comment.  |
|            | CASEMENT TO A COM MENTER TO A CONTROL OF THE CONTRO |
|            | LOT A-1-B3   |