



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 15, 2002

Levi Valdez, P.E.
C/O George Rodriguez
12800 San Juan NE
Albuquerque, New Mexico 87123

RE: BAILLIO'S BUILDING ADDITION (H-18/D56)
(5301 Menaul NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 9/30/2002
ENGINEERS CERTIFICATION DATED 11/14/2002

Dear Mr. Valdez:

Based upon the information provided in your Engineers Certification submittal dated 11/15/2002, and based upon the approval of the SO19, by the City's Storm Drainage Maintenance inspector, the above referenced site is approved for a Permanent Certificate of Occupancy.

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

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
BLB

C: Certificate of Occupancy Clerk, COA
approval file
✓ drainage file

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

November 15, 2002

Bill McConnell, Registered Architect
3011 Jane Place (205) NE
Albuquerque, New Mexico 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Baillio's Building Addition, [H-18 / D56]
5301 Menaul NE
Architect's Stamp Dated 11/14/02

Dear Mr. McConnell:

The TCL / Letter of Certification submitted on 11/15/2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

A handwritten signature in black ink, reading "Bradley L. Bingham". The signature is fluid and cursive, with the first name "Bradley" and last name "Bingham" clearly legible.

Bradley L. Bingham, P.E.
Senior Civil Engineer
Development and Building Services
Planning Department, COA

c: Certificate of Occupancy Clerk, COA
Hydrology file
Approval File

November 14, 2002

Mr. Richard Dourte, P.E.
Traffic Engineer
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: TCL Submittal for Certificate of Occupancy approval
of Baillio's (H18/D56)
5301 Menaul Blvd. N.E., Albuquerque, New Mexico

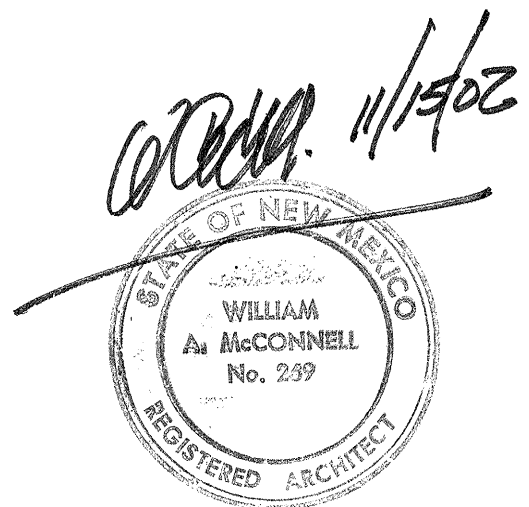
Dear Sir:

This letter will serve as my certification that the above referenced project site was constructed in "substantial compliance" to the approved plan for said site as shown attached hereto; this certification is based on actual on the ground measurements of the "as-built" improvements" taken November 12, 2002.

Sincerely,



William McConnell, Architect





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 11, 2002

Levi Valdez, PE
12800 San Juan NE
Albuquerque, NM 87123

**Re: Baillos Addition Grading and Drainage Plan
Engineer's Stamp dated 9-30-02 (H18/D56)**

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 5-20-02, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

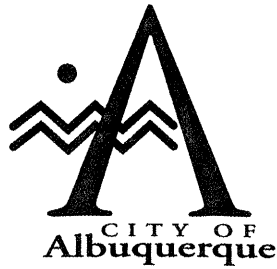
A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: file



June 24, 1996

Martin J. Chávez, Mayor

J. Arsenio Martinez
George T. Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

RE: DRAINAGE PLAN FOR BAILLIO'S WAREHOUSE (H18-D56)
ENGINEER'S STAMP DATED 6/7/96.

Dear Mr. Martinez:

Based on the information provided on your June 17, 1996 submittal, the above referenced site is approved for Grading/Paving and Building Permit.


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

Also, a separate permit is required for construction within City Right-of-Way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,


Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
Arlene Portillo
File

Good for You. Albuquerque!



HOLD HARMLESS LETTER

June 1, 1998

RE: BAILLIO'S WAREHOUSE SHOWROOM
FACILITY LOCATED ON TRACT "A-1"
OF THE BEL-AIR SHOPPING CENTER
ADDITION, ALBUQUERQUE, NEW MEX-
ICO.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
P.O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

MR. LEVI J. VALDEZ, N.M.P.E. No. 5693
GEORGE T. RODRIGUEZ, REAL ESTATE
DEVELOPMENT CONSULTANT
12800 SAN JUAN, N.E.
ALBUQUERQUE, NEW MEXICO 87123

DEAR SIRs AND TO WHOM IT MAY CONCERN:

ON THIS 4TH DAY OF JUNE, 1998, I, JACK BAILLIO, BEING THE
OWNER AND PROPRIETOR OF THE ABOVE REFERENCED PROPERTY, DO HERE-
BY STATE THAT I WILL HOLD HARMLESS THE ABOVE REFERENCED PERSONS,
THEIR COMPANIES, AND OR MUNICIPAL CORPORATION(S) FROM ANY PRE-
SENT AND OR FUTURE DAMAGES AND LIABILITIES THAT MAY OCCUR ON THE
SUBJECT PROPERTY DUE TO THE EXISTING TWO (2) DESIGNATED "BIRD BATH"
PONDINGS AS SHOWN ON THE ATTACHED "AS-BUILT" CERTIFICATION OF THE
SUBJECT SITE FOR CERTIFICATE OF OCCUPANCY BY THE CITY OF ALBUQUER-
QUE FOR SAID FACILITIES; SAID CONDITION(S) WERE CREATED BY VARIANCES
FROM THE CITY APPROVED GRADING AND DRAINAGE PLAN FOR SAID FACILITIES.

Jack A. Baillio
JACK BAILLIO

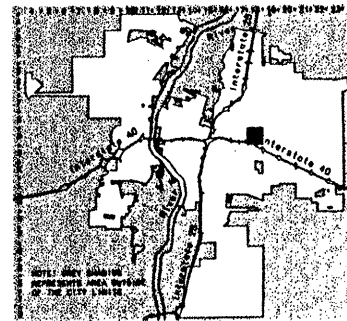
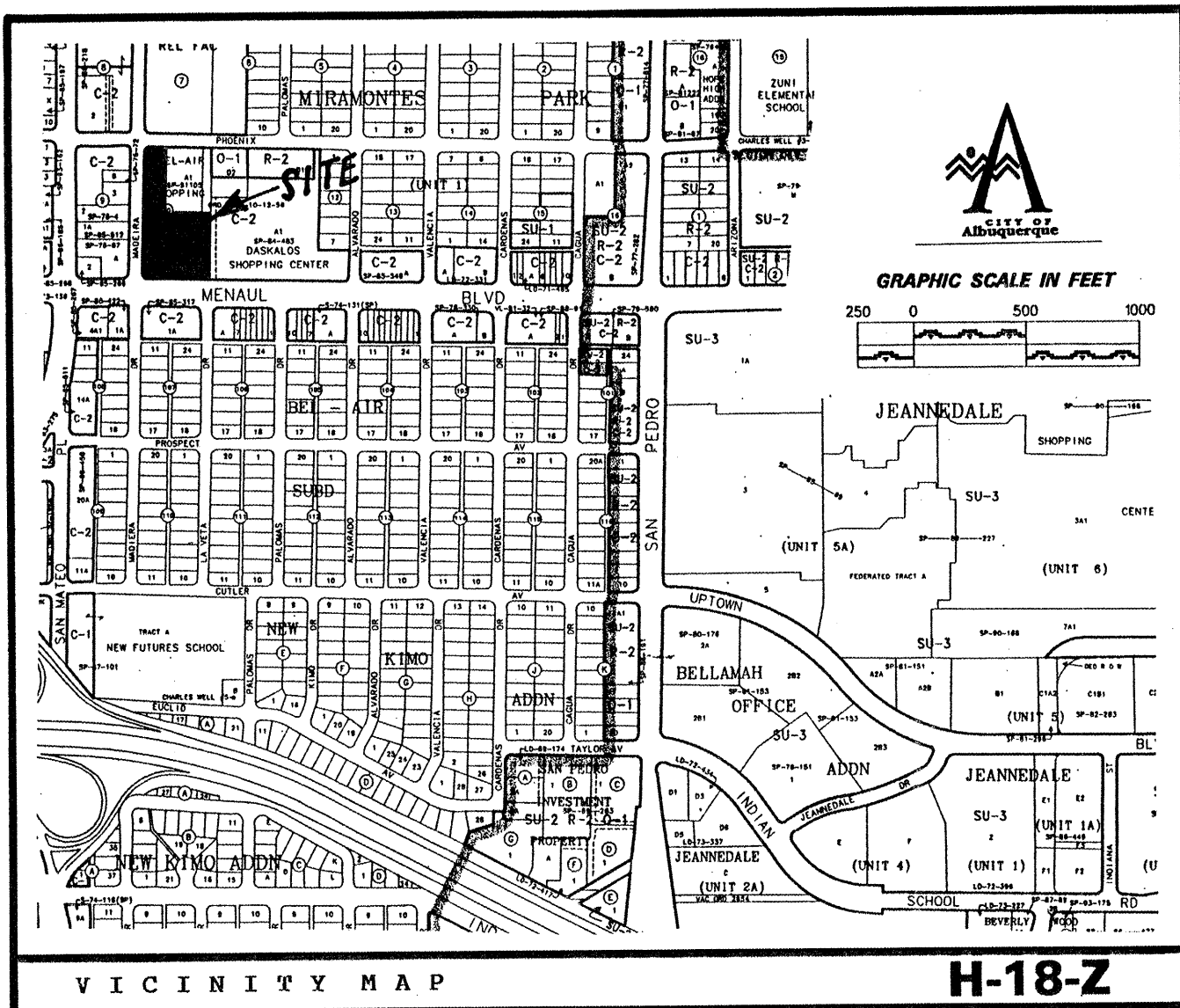
6-4-98
DATE

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS:

ON THIS 4 DAY OF June, 1998, BEFORE ME, A NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BY THE PERSON(S) DESCRIBED HEREIN, AND THAT SAID PER-
SON(S) ACKNOWLEDGED THE SAME AS THEIR OWN FREE ACT AND DEED.

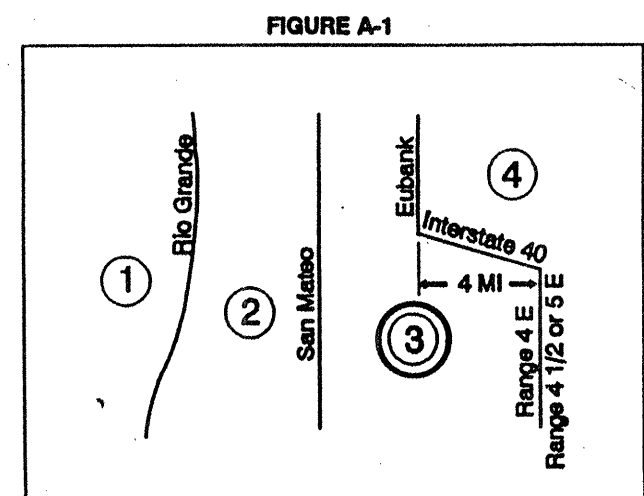
Charlotte Gurley
NOTARY PUBLIC



A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES	
Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

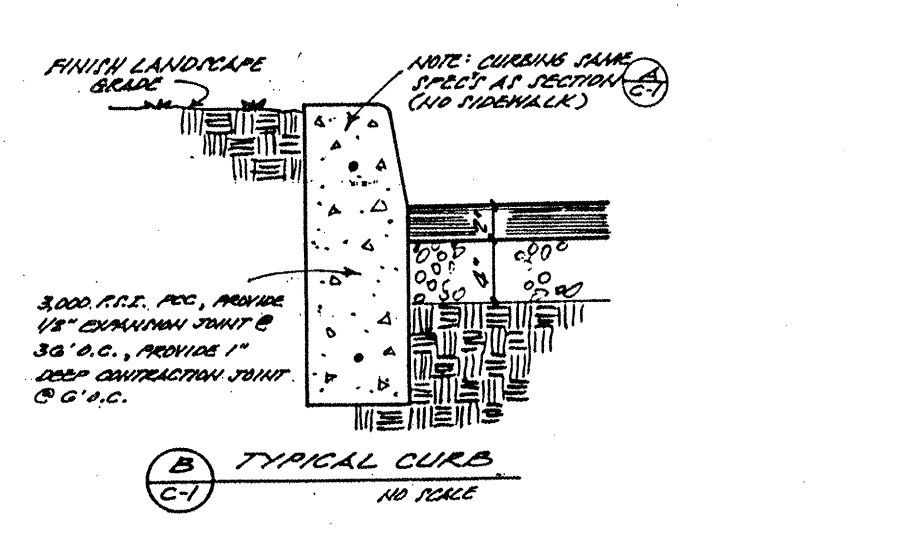
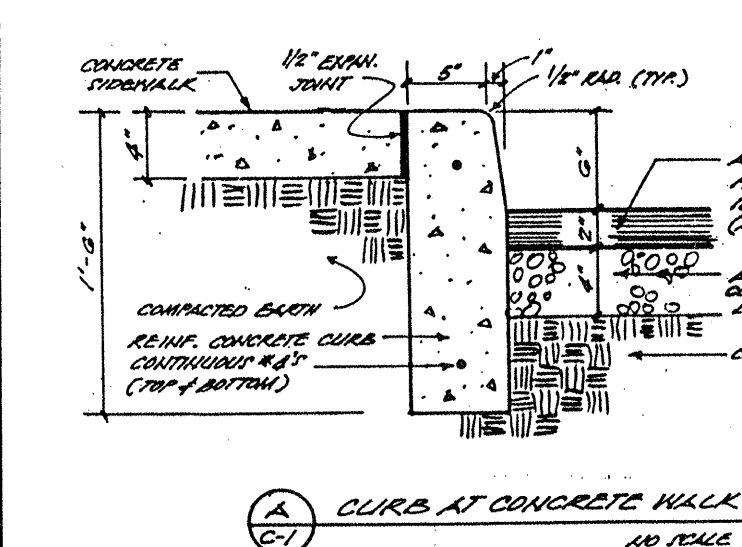
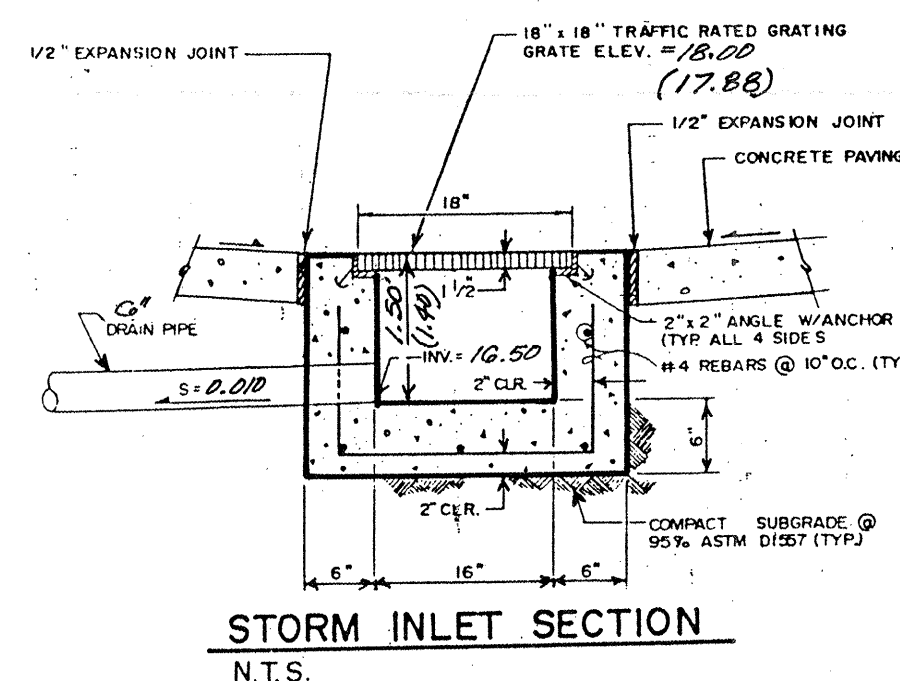
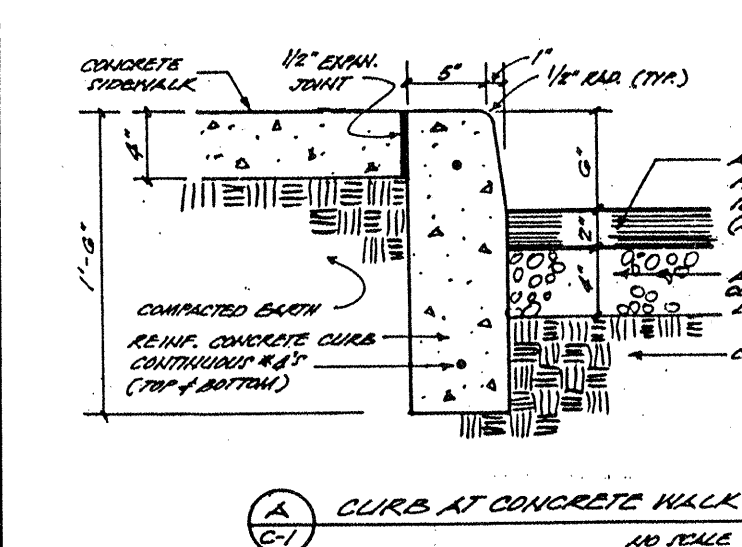
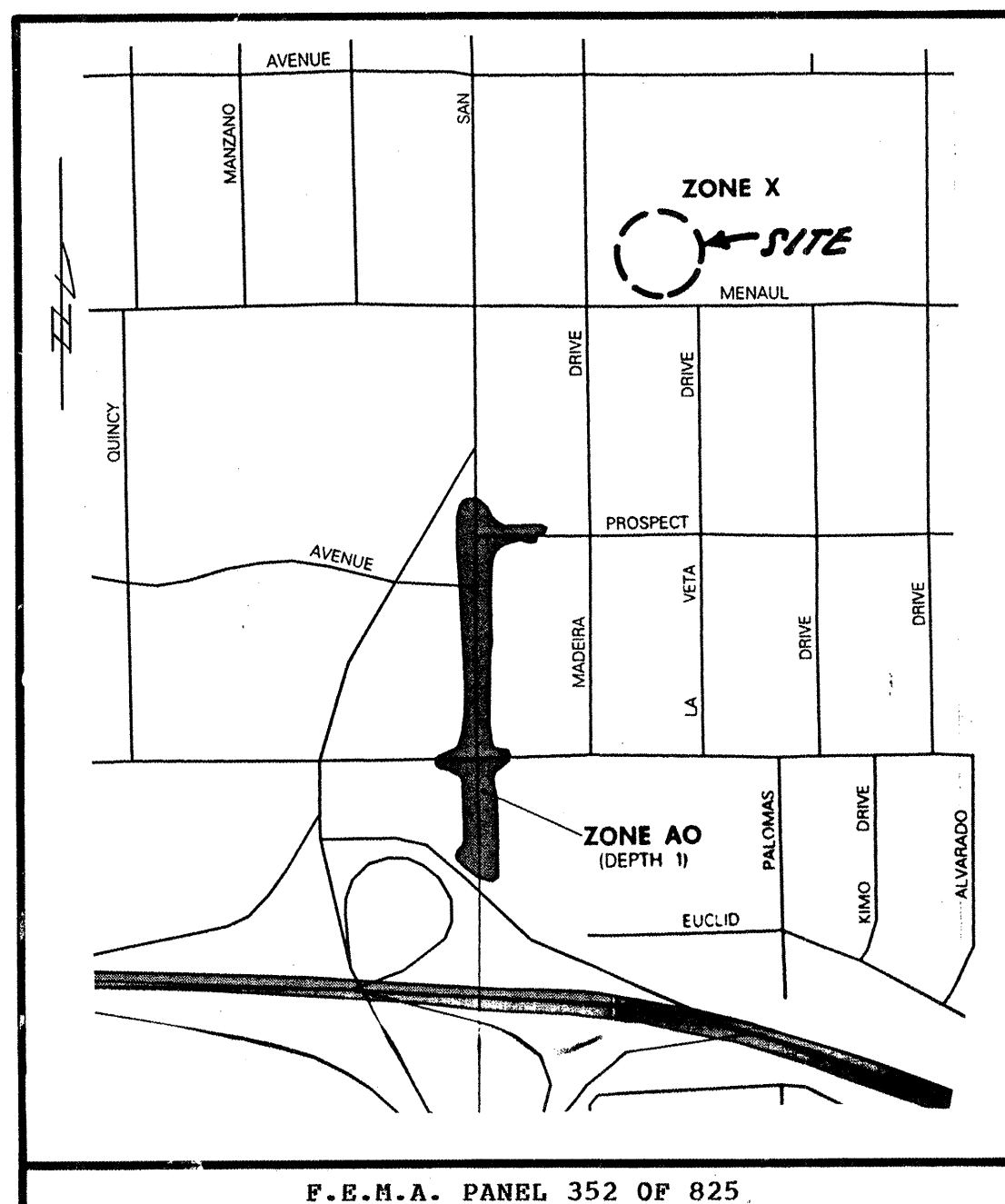
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = 70 = 16.85
CURB FLOWLINE ELEVATION = 72 = 16.20
EXISTING SPOT ELEVATION = 15.13
EXISTING CONTOUR ELEVATION = 21.0
PROPOSED SPOT ELEVATION = 19.22
PROPOSED CONTOUR ELEVATION = 20.0
PROPOSED OR EXISTING CONCRETE SURFACE = 1/1A
EXISTING FENCE LINE = 1/1A



APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF MENAUL BLVD. N.E. TWO (2) BLOCKS EAST OF SAN MATEO BLVD. N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THE SUBJECT PROPERTY IS PRESENTLY A DEVELOPED COMMERCIAL PROPERTY HAVING AN EXISTING BUILDING WITH ASSOCIATED IMPROVEMENTS THAT WILL BE DEMOLISHED AND REMOVED, AND IS TO HAVE A NEW BUILDING ADDITION AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON.

THE SUBJECT SITE, 1.) DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, 5.) IS ALLOWED TO FREE DISCHARGE DEVELOPED FLOWS FROM THE SUBJECT PROPERTY.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE AREA: 3.0 ACRES

PRECIPITATION ZONE: THREE (3)

PEAK INTENSITY: IN/HR. AT Tc = TWELVE (12) MINUTES, 100-YR. - 6 HR. = 5.38

LAND TREATMENT METHOD FOR CALCULATION OF "Qp", TABLES 'A-8' & 'A-9'.

"LAND TREATMENT FACTORS", TABLE 'A-4'.

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.10	X 3.45	= 0.35
D	2.90	X 5.02	= 14.56

"Qp" = 14.91 CFS

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.23	X 3.45	= 0.79
D	2.77	X 5.02	= 13.91

"Qp" = 14.70 CFS

14.70 CFS < 14.91 CFS, **** DECREASE = 0.21 CFS

ACTUAL PORTION OF PARCEL BEING DEVELOPED FOR BUILDING ADDITION:

AREA: 300' X 204.7' = 61,410.0 SQ. FT. = 1.41 ACRES

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.03	X 3.45	= 0.10
D	1.38	X 5.02	= 6.93

"Qp" = 7.03 CFS

PROPOSED DEVELOPED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.13	X 3.45	= 0.45
D	1.28	X 5.02	= 6.43

"Qp" = 6.88 CFS

*** 6.88 CFS < 7.03 CFS = 0.15 CFS DECREASE

ENGINEER'S CERTIFICATION:

I, LEVI J. VALDEZ, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 5693, LICENSED AND REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT AN ACTUAL ON THE GROUND FIELD SURVEY OF THE GRADES OF THE NEW IMPROVEMENTS SHOWN HEREON VERIFY THAT SAID IMPROVEMENTS WERE CONSTRUCTED IN "SUBSTANTIAL COMPLIANCE" WITH THE APPROVED DRAINAGE PLAN FOR SAID SITE.

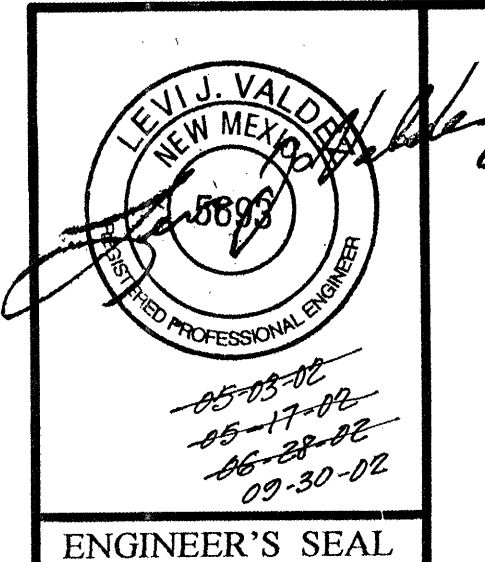
"AS-BUILT" ELEVATIONS = (17.88)

(ENGINEER'S CERTIFICATION)

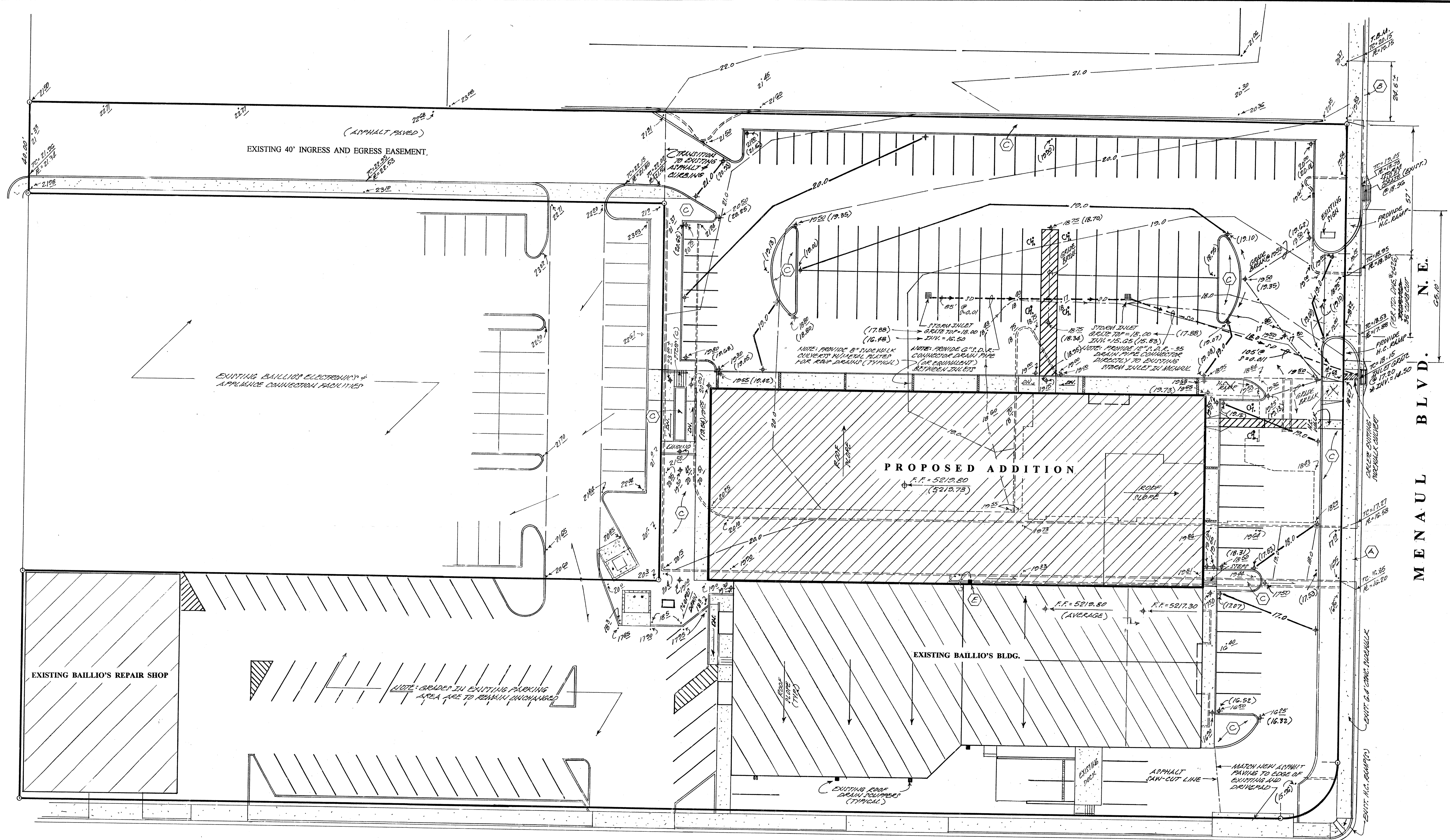
A PROPOSED GRADING AND DRAINAGE PLAN FOR

BAILLIO'S ELECTRONICS & APPLIANCE CONNECTION WAREHOUSE/SHOWROOM

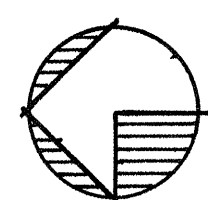
BUILDING ADDITION
(5301 MENAUL BLVD. N.E.)
ALBUQUERQUE, NEW MEXICO
APRIL, 2002
REVISED: 07-02



PHOENIX AVE. N. E.



Note: Roof flows thru existing roof drain scupper are to be re-directed via a proposed roof drain with downspout to the North lower roof of the existing Baillio's building which drains westerly to existing roof drains located as shown hereon.



NORTH

SCALE: 1" = 20'

- A Close existing curb cut(s) per C.O.A. Standards.
- B Close existing curb cut and provide new smaller curb cut per C.O.A. Standards.
- C Proposed Landscaped Area(s)

LEGAL DESCRIPTION

TRACT 'A-2' OF THE BEL-AIR SHOPPING CENTER ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO.

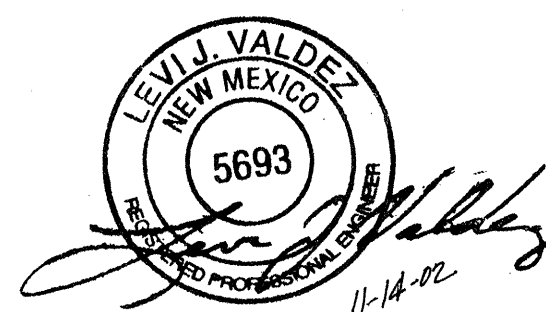
BENCH MARK REFERENCE:

STATION 'NM367-7', M.S.L.D. ELEVATION OF 5209.57; PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON.

MADEIRA BLVD. N. E.

ENGINEER'S CERTIFICATION:

I, LEVI J. VALDEZ, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 5693, LICENSED AND REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT AN ACTUAL ON THE GROUND FIELD SURVEY OF THE GRADES OF THE NEW IMPROVEMENTS SHOWN HEREON VERIFY THAT SAID IMPROVEMENTS WERE CONSTRUCTED IN "SUBSTANTIAL COMPLIANCE" WITH THE APPROVED DRAINAGE PLAN FOR SAID SITE.



"AS-BUILT" ELEVATION = (17.88)

SHEET 2 OF 2

(ENGINEER'S CERTIFICATION)

A PROPOSED GRADING AND DRAINAGE PLAN FOR

BAILLIO'S ELECTRONICS & APPLIANCE CONNECTION WAREHOUSE/SHOWROOM

BUILDING ADDITION

(5301 MENAUL BLVD. N. E.)

ALBUQUERQUE, NEW MEXICO

APRIL, 2002

REVISED: 02-02

