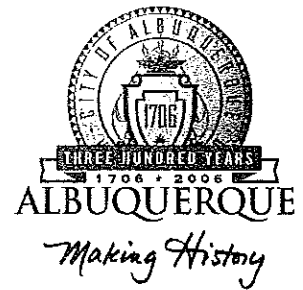


# CITY OF ALBUQUERQUE



September 26, 2005

Mr. Marvin R. Kortum, P.E.  
1605 Speakman Drive SE  
Albuquerque, NM 87123

**Re: WAREHOUSE ON ASPEN**  
**300 Aspen Avenue NW**  
**Approval of Temporary Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 04/04/2003 (J-14/D145)**  
**Certification dated 09/23/2005**

Dear Marvin:

Based upon the information provided in your submittal received 09/26/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

P.O. Box 1293

Upon acceptance of the required SO-19 and noted exception(s) listed in your Drainage Certification, please resubmit an updated Certification for Permanent C.O.

Albuquerque

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

New Mexico 87103

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: Phyllis Villanueva  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: WALL HOUSE <sup>on Aspen</sup> ~~AND SITE IMPROVEMENTS~~ 300 ASPEN AVE NW  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: J-14 - D-145  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT A-2 PLAT OF TRACTS A-1, A-2 & A-3, LANDS OF HINDI  
CITY ADDRESS: 300 ASPEN AVENUE NW

ENGINEERING FIRM: Marvin R. Kortum  
ADDRESS: 1605 Speakman Drive, SE  
CITY, STATE: Albuquerque, New Mexico

CONTACT: FAX 299-9405  
PHONE: (505) 299-0774  
ZIP CODE: 87123

OWNER: LOS PINONES LTD  
ADDRESS: 1167 E. ALAMEDA  
CITY, STATE: SANTA FE N 640 N 6210 87501

CONTACT: Steve Montgomery  
PHONE: (505) 884 7599  
ZIP CODE: 87501

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

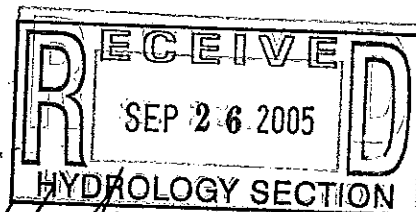
- DRAINAGE REPORT
- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM.)
- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: SEPTEMBER 23, 2005 BY: Marvin R. Kortum

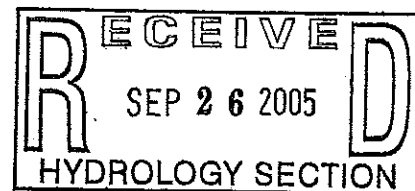
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Marvin R. Kortum  
1605 Speakman Drive, SE  
Albuquerque, New Mexico 87123  
(505) 299-0774; FAX 299-9405; M 934-5786  
N. M. P. E. 6519

September 23, 2005

City of Albuquerque  
Planning Department, Development and Building Services Division  
Hydrology Development Section  
ATTN: Brad Bingham, Section Head (924-3986)  
P. O. Box 1293  
Albuquerque, New Mexico 87103



REFERENCE: Grading and Drainage Plan for Tract A-2, located at 300 Aspen Avenue NW, (J14-D145)

Dear Brad:

I have been asked by Steve Montgomery, Los Pinones LTD, to certify the Grading and Drainage for the referenced property. Below is my partial certification.

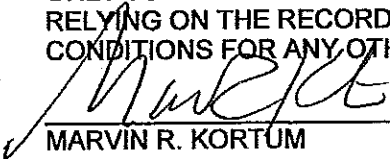
I, MARVIN R. KORTUM, NMPE 6519, CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTED WAREHOUSE BUILDINGS AND SITE IMPROVEMENTS ON TRACT A-2, AT ADDRESS 300 ASPEN AVENUE NW, ALBUQUERQUE, NEW MEXICO 87102. THE CONSTRUCTION AND IMPROVEMENTS ARE IN SUBSTANTIAL COMPLIANCE WITH THE GRADING AND DRAINAGE PLAN APPROVED ON APRIL 4, 2003 (J-14/D'45) FOR THE PLAN STAMPED APRIL 4, 2003.

THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY, 30 DAYS.

MINOR DEFICIENCIES ARE THAT THE CURB ALONG THE SOUTH LOT LINE AND THE SIDEWALK CULVERTS AT THE SOUTHEAST CORNER AND THE NORTHWEST CORNER HAVE NOT BEEN CONSTRUCTED. LISTED BELOW ARE CHANGES TO THE PLAN WHICH WILL CORRECT THE DEFICIENCIES:

- A. THE ONLY RUNOFF FROM IMPERVIOUS SURFACES THAT FLOWS TO THE SOUTH PART OF THE PROPERTY IS FROM THE SOUTH HALF OF THE PITCHED ROOF ON THE TWO BUILDINGS. I RECOMMEND THAT A GUTTER AND DOWN SPOUT BE INSTALLED ON THE BUILDINGS, WITH THE DOWN SPOUT DIRECTING THE ROOF RUNOFF TO THE ASPHALT DRIVEWAY.
- B. A TREATED TIMBER CURB SHOULD BE SUBSTITUTED FOR THE CONCRETE HEADER WALL THAT WAS APPROVED ALONG THE SOUTH PROPERTY LINE. THE TREATED TIMBER (RAILROAD TIES ARE SATISFACTORY) SHOULD BE 6" BY 6", OR LARGER, TWO OR MORE COURSES, WITH AN OVERLAP STACKING OF THE COURSES. THE TOP OF THE CURB SHOULD BE TO THE ELEVATION SPECIFIED ON THE APPROVED PLAN. THE REASON FOR USING TIMBER IS THAT CONCRETE IS PRESENTLY IN SHORT SUPPLY, AND THE TIMBER CURB WILL DO THE SAME FUNCTION, WHICH IS TO PREVENT DIRECT RUNOFF ONTO THE ADJACENT PROPERTY. THE NEW CHAIN LINK FENCE ALONG THE PROPERTY LINE WILL PROVIDE A STABLE BACKING FOR THE TIMBERS.
- C. THERE WILL BE NO NEED FOR EITHER OF THE SIDEWALK CULVERTS IF THE ROOF RUNOFF IS DIRECTED TO THE NORTH OVER THE ASPHALT SURFACED DRIVEWAY. THE ONLY RUNOFF TO THE CULVERTS THEN WOULD BE THE DIRECT PRECIPITATION THAT FALLS ONTO THE LANDSCAPED PART OF THE PROPERTY. THIS RUNOFF CAN BE RETAINED AND PERCOLATED INTO THE GROUND. THE LANDSCAPED PORTIONS SHOULD BE COARSE GRAVEL OVER A PERVIOUS WEED BARRIER, OR RUNOFF CAN BE DIRECTED TO THE TREE AND BUSH PLANTINGS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS 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 SITE CONDITIONS FOR ANY OTHER PURPOSE.



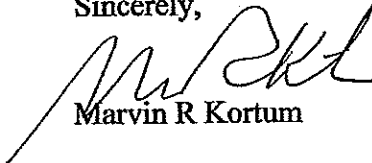
MARVIN R. KORTUM  
NMPE 6519

SEPTEMBER 23, 2005  
DATE

Elevations of the as-built structures are noted as 7741

Thank you for your assistance on this matter.

Sincerely,

  
Marvin R Kortum



Cc: Los Pinones LTD  
1167 E Alameda  
Santa Fe, NM 87501  
(505) 804-7599

