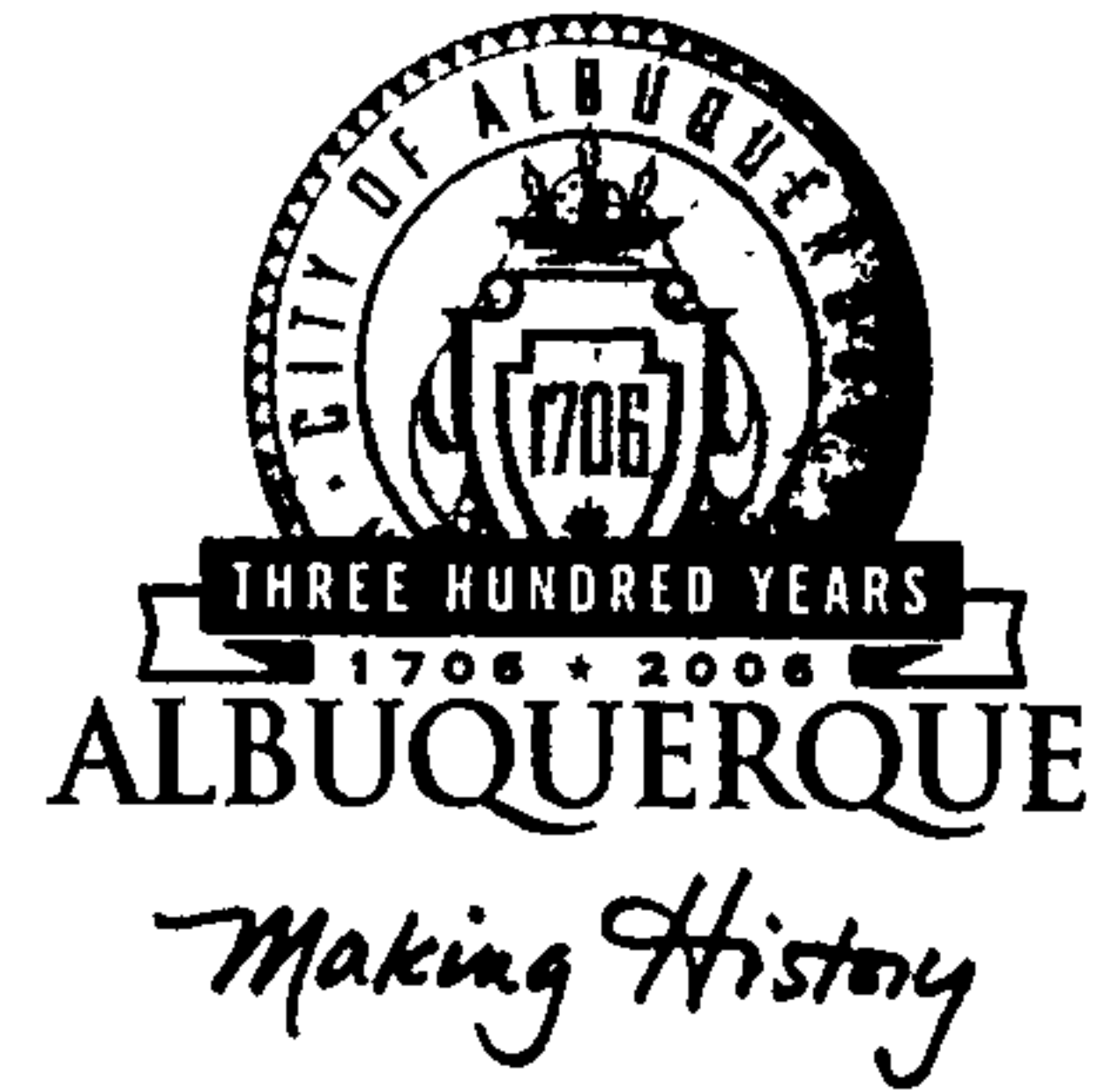


CITY OF ALBUQUERQUE



May 20, 2005

Harold Bennett, P.E.
Bennett Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: ITT Building Addition, 5901 Indian School Road NE, Grading and
Drainage Plan**

Engineer's Stamp dated 4-04-05 (J18-D34)

Dear Mr. Bennett,

Based upon the information provided in your submittal received 5-19-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ITT ADDITION ZONE MAP/DRG. FILE #: J-18/D34
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT X TEMPLE ADDN.
 CITY ADDRESS: 5901 INDIAN SCHOOL AVE.

ENGINEERING FIRM: BECKETT ENG.
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: HAROLD BECKETT
 PHONE: 620-7939
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

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 1st 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

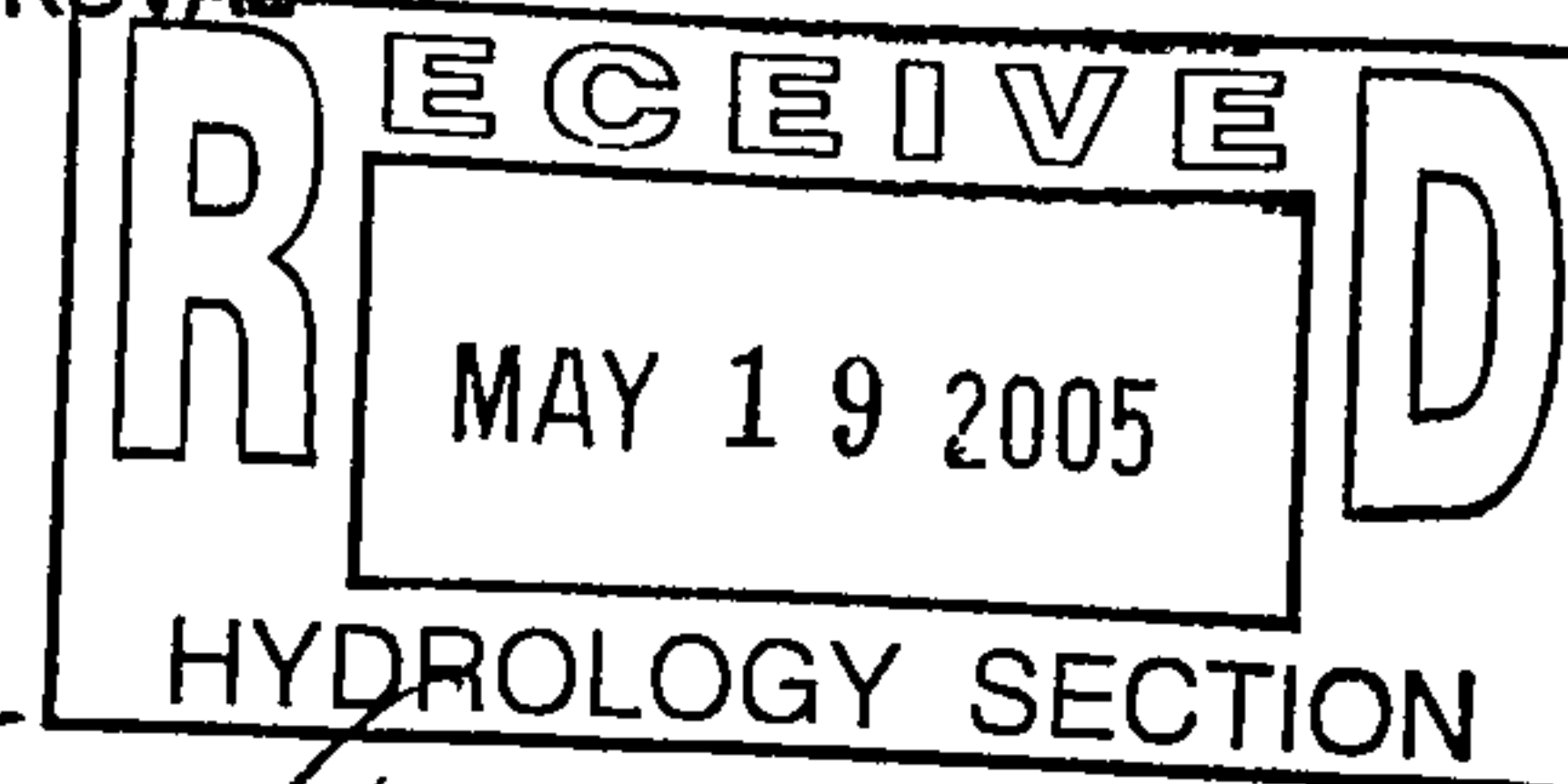
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 5/19/05 BY: [Signature]



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

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

5/19/05

Kristal -

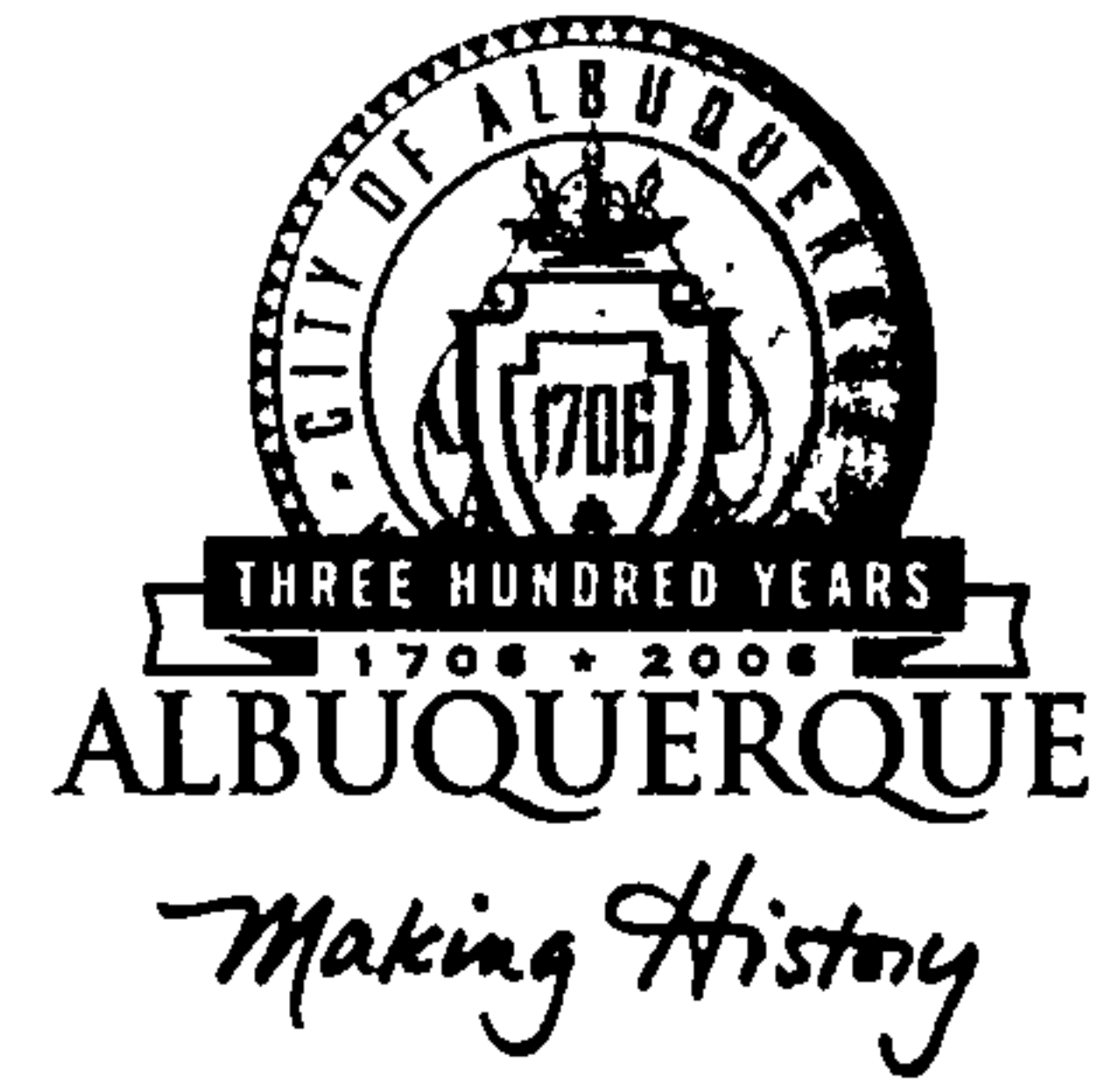
Brad approved this.

Just needs you to

do the letter &

send out. Thank
you

CITY OF ALBUQUERQUE



March 30, 2005

Harold Bennett, P.E.
Bennett Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: ITT Building Addition, 5901 Indian School Road NE, Grading and
Drainage Plan
Engineer's Stamp dated 3-28-05 (J18-D34)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 3-28-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

1. No peak flow values (Q_{100}), existing or proposed, are given. Please submit a plan showing all calculations, as well as the existing and proposed flow values.
2. Existing and proposed conditions do not currently agree with the defined total area. It appears that the NMSHTD owned property is counted within the "area – building" as well as the "area – state property."
3. Why is the peak discharge to the pond reduced with a factor of 0.65? I know of no reason why the discharge would have a reduction factor.

www.cabq.gov

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

Sincerely,

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

C: File

J-18/D34

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ITT Addition ZONE MAP/DRG. FILE #: _____
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Indian School & San Pedro
CITY ADDRESS: _____

ENGINEERING FIRM: H P Bennett & Assoc PE
ADDRESS: 1324 Belmont St
CITY, STATE: Alb

CONTACT: _____
PHONE: 835 8388
ZIP CODE: _____

OWNER: John Klee
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: John Klee
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 1st 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 1 & Submittal

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)

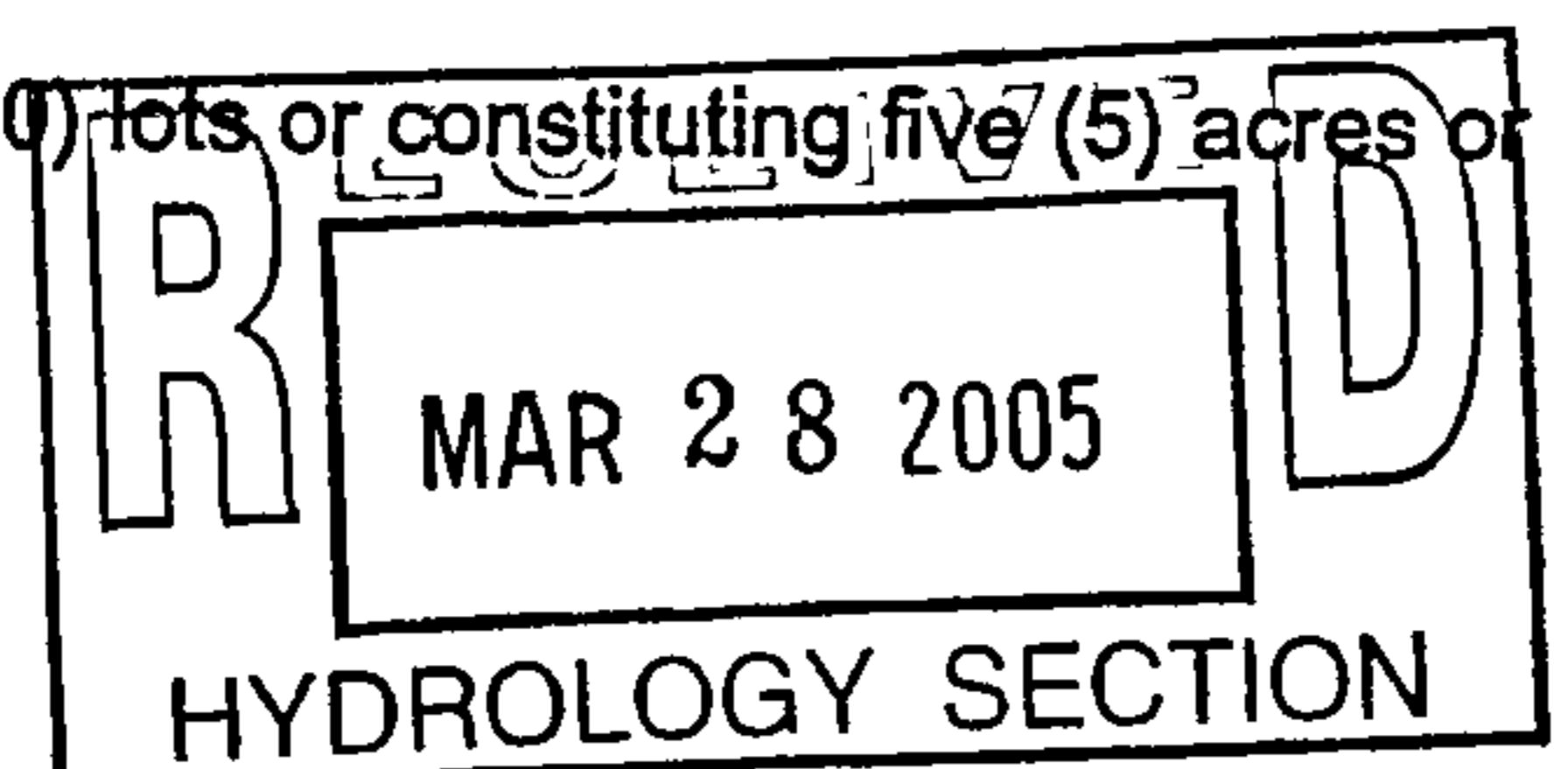
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 3-28-05 BY: H P Bennett PE

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

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



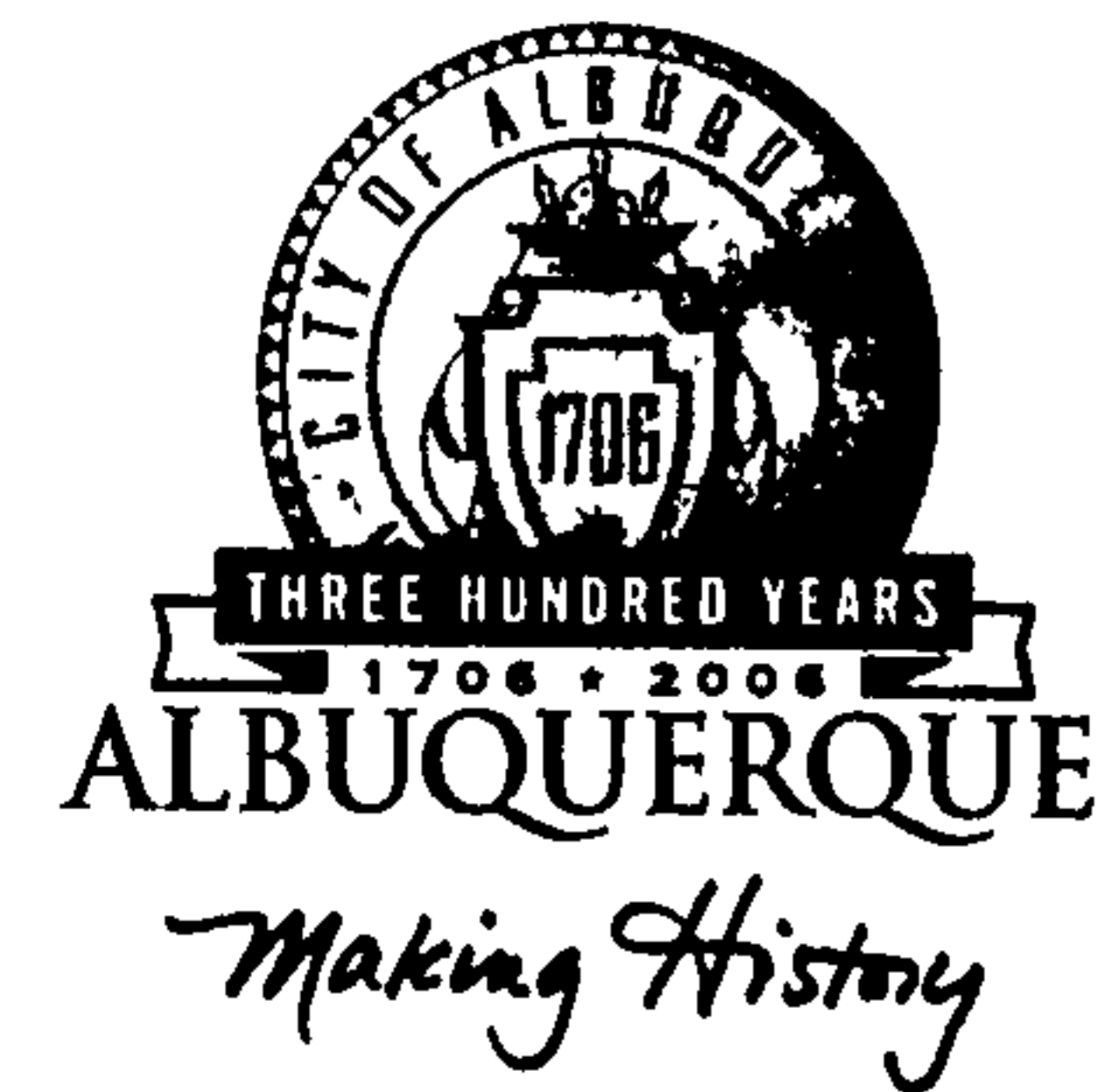
NMSHTD ROW

TREATMENT	EXISTING AREA (ACRES)	PROPOSED AREA (ACRES)	EXISTING Q (CFS)	PROPOSED Q (CFS)
A	0.000	0.000	0.000	0.000
B	0.303	0.303	0.788	0.788
C	0.000	0.000	0.000	0.000
D	0.000	0.000	0.000	0.000
TOTALS	0.303	0.303	0.788	0.788

ITT PROPERTY

TREATMENT	EXISTING AREA (ACRES)	PROPOSED AREA (ACRES)	EXISTING Q (CFS)	PROPOSED Q (CFS)
A	0.023	0.019	0.043	0.036
B	0.000	0.000	0.000	0.000
C	0.286	0.175	0.987	0.604
D	0.674	0.789	3.383	3.961
TOTALS	0.983	0.983	4.413	4.600

CITY OF ALBUQUERQUE



February 2, 2005

Harold Bennett, P.E.
Bennett Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: ITT Building Addition, 5901 Indian School Road NE, Grading and
Drainage Plan**
Engineer's Stamp dated 12-01-04 (J18-D34)

Dear Mr. Bennett,

Based upon the information provided in your submittal received 12-01-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

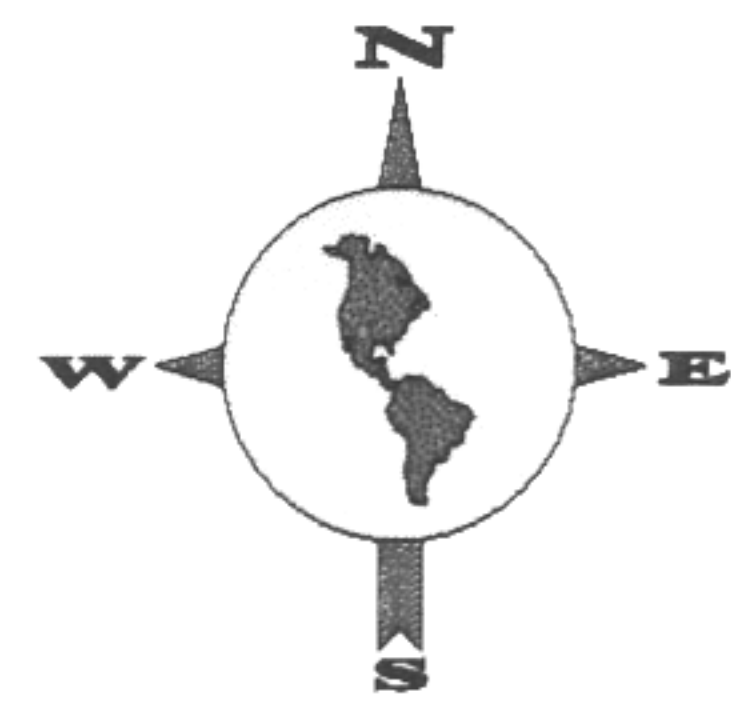
1. What is the actual area of the site? Different areas are shown for existing conditions, proposed conditions, and within the summary.
2. Calculate the proposed peak discharge for the entire project area. The 100-year, 10-day volume must be analyzed for the access control area in order to size the retention pond.
3. More information is necessary for the pond, including the volume and water surface elevation. The pond must have an emergency spillway to the street.
4. It is unclear which areas are existing and which are proposed. Please note that the summary references a re-grading to guide all flow to Indian School Road, and we will need to see the extents of this re-grading.
5. Define the limits of the State Transportation Right-of-Way.
6. Show the roof flow for the proposed building. It must be directed to the parking lot; this must be shown on your certification.

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

Sincerely,

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

C: File



The elements displayed on this map are for information only. They are believed to be accurate based on information received prior to 02/02/05. Please report inaccuracies to Public Works, Maps and Records Section, or contact Pauline Ramos at 768-2723

ITT-ADDITION

**City Of Albuquerque
Public Works Department
Geographic Information
Inquiry System**

Sources include:
City Planning AGIS,
City Public Works GIS
and Bernalillo County GIS

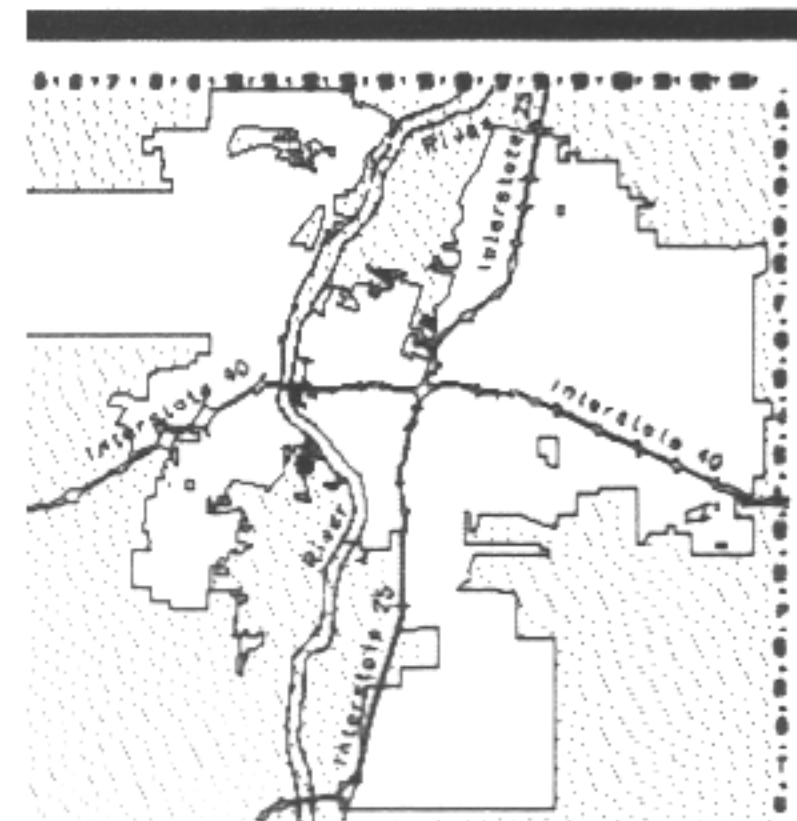


LEGEND

Platted Boundary

**Scale of This Map
Generated From Page Size
and Area of Interest.**

SCALE:
1 Inch = 134 Feet.



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: ITT BLDG. ZONE MAP/DRG. FILE #: J-18/D034
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT X TEMPLE ADDY.
CITY ADDRESS: 5901 INDIAN SCHOOL RD N.E.

ENGINEERING FIRM: BEWITT ENGINEERS
ADDRESS: _____
CITY, STATE: _____

CONTACT: HAROLD
PHONE: 250-4121
ZIP CODE: _____

OWNER: Interstate DEVEL., LLC
ADDRESS: 5801 WASHINGTON N.E.
CITY, STATE: ALA 37113

CONTACT: J. Klee
PHONE: 379-7511
ZIP CODE: _____

ARCHITECT: KDC
ADDRESS: 5801 WASHINGTON N.E.
CITY, STATE: ALA 37113

CONTACT: J. Klee
PHONE: 379-7511
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Interstate DEVEL., LLC
ADDRESS: _____
CITY, STATE: _____

CONTACT: J. Klee
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st 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:

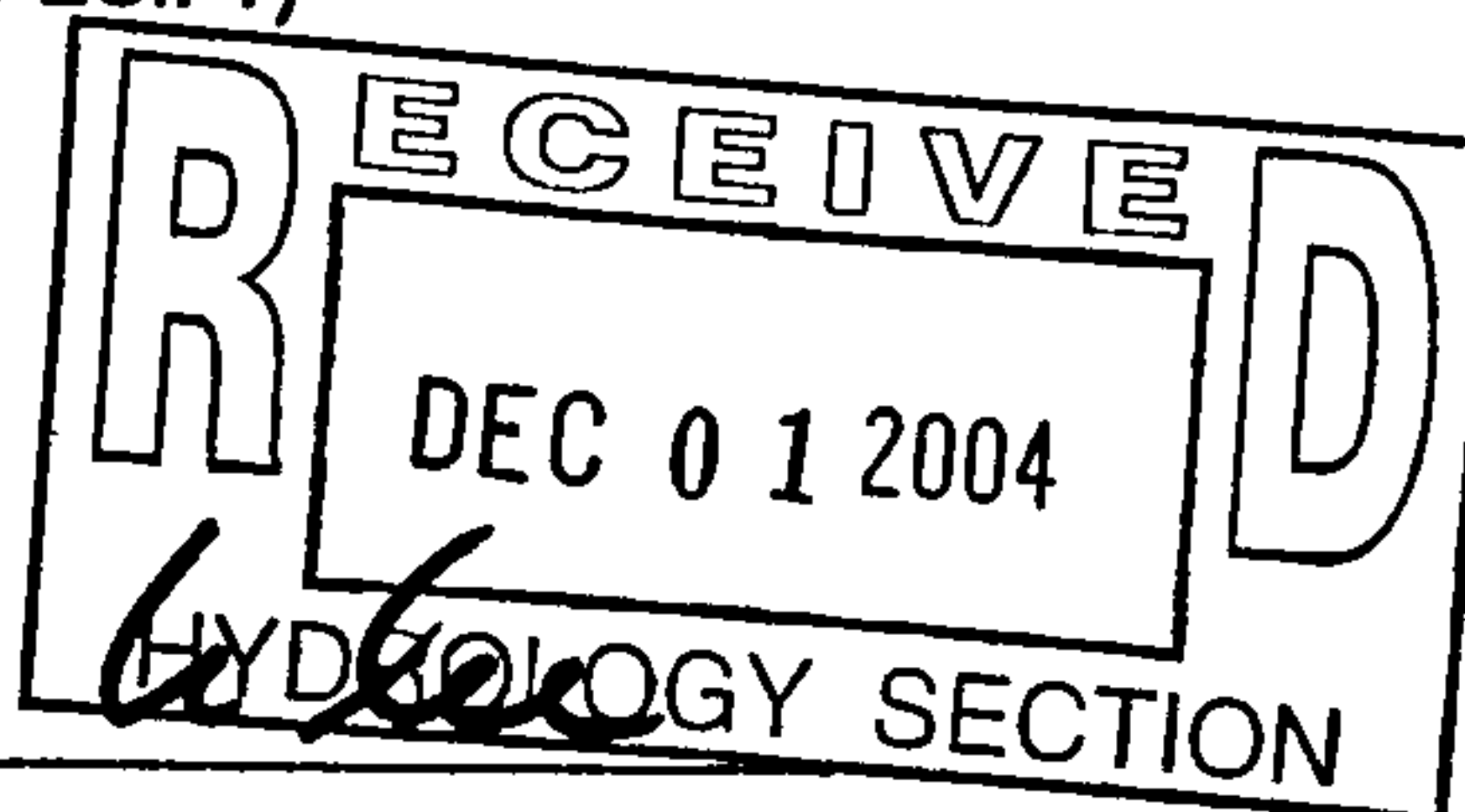
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

**TCL APPROVED in
AA REVIEW.**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/1/04 BY: [Signature]



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

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

Fax copy of letter to John Klee
(602) 667-9101

Area 3

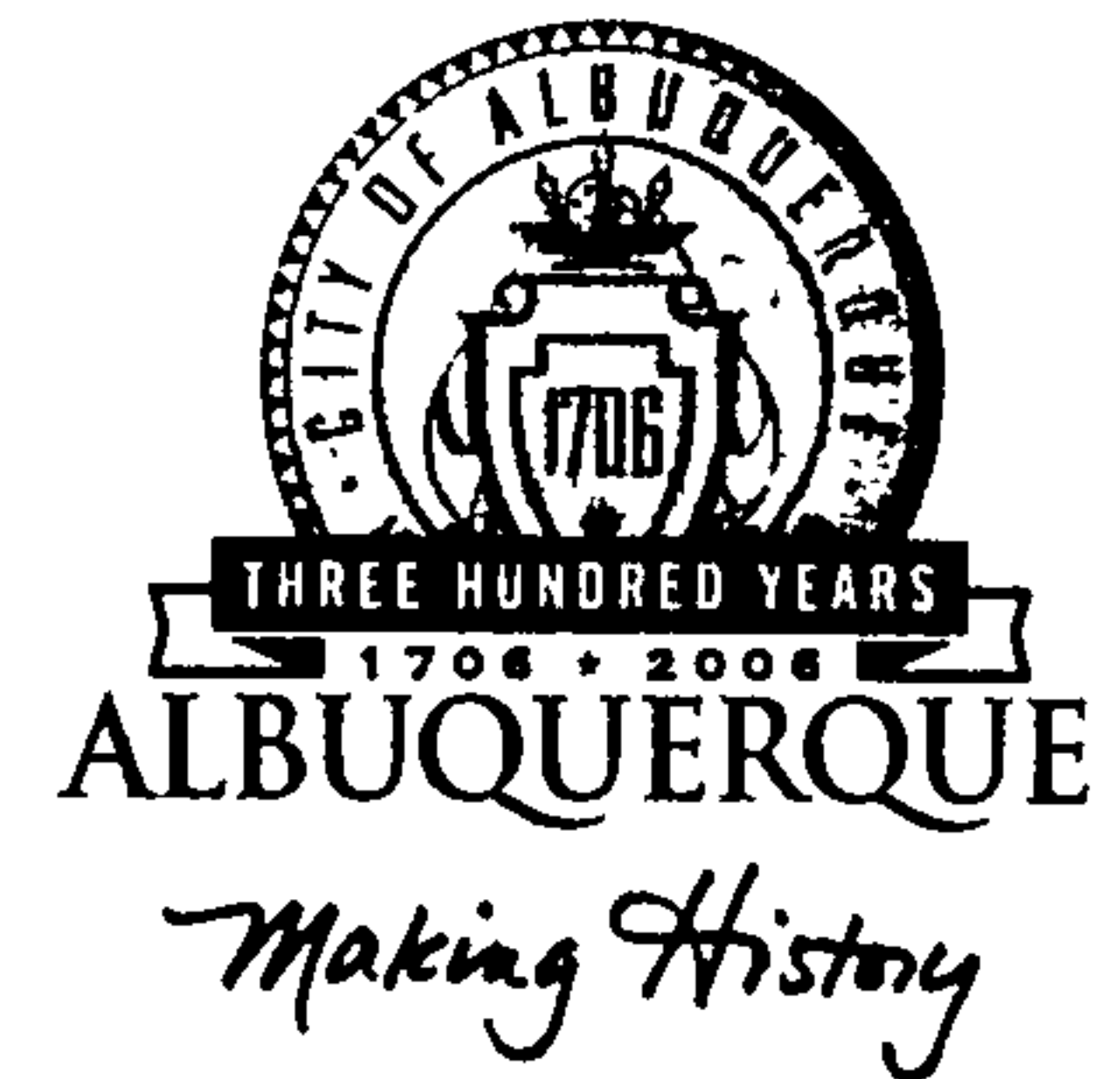
Exist

	Area (Ac)	Q Factor
A	0	1.87
B	0	2.60
C		3.45
D		5.02

Prop

	Area (Ac)	Q Factor
A	0	1.87
B	0	2.60
C		3.45
D		5.02

CITY OF ALBUQUERQUE



February 17, 2005

Harold Bennett, P.E.
Bennett Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: ITT Building Addition, 5901 Indian School Road NE, Grading and
Drainage Plan
Engineer's Stamp dated 2-16-05 (J18-D34)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 2-16-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

1. What is the actual area of the drainage? Within the plan, 4 different areas are shown, varying from 0.9974 to 1.6547 acres. Please check your calculations and write up for consistency and accuracy.
- ✓ 2. The current calculations refer to land treatments C1 and C2. According to the DPM, there is only one land treatment in the C category.
3. Calculate the proposed peak discharge for the entire project area. The 100-year, 10-day volume must be analyzed for the access control area in order to size the retention pond.

www.cabq.gov

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

Sincerely,

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

C: File

5-18/D34

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: ITT ZONE MAP: J-18
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT X TEMPLE Addition
CITY ADDRESS: 5901 INDIAN SCHOOL RD. N.E.

ENGINEERING FIRM: BENNETTE CONTACT: HAWOLD
ADDRESS: _____ PHONE: 250-4121
CITY, STATE: _____ ZIP CODE: _____

OWNER: Interstate Dev. CONTACT: John
ADDRESS: _____ PHONE: 379-7511
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: KDL CONTACT: John
ADDRESS: _____ PHONE: 379-7511
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

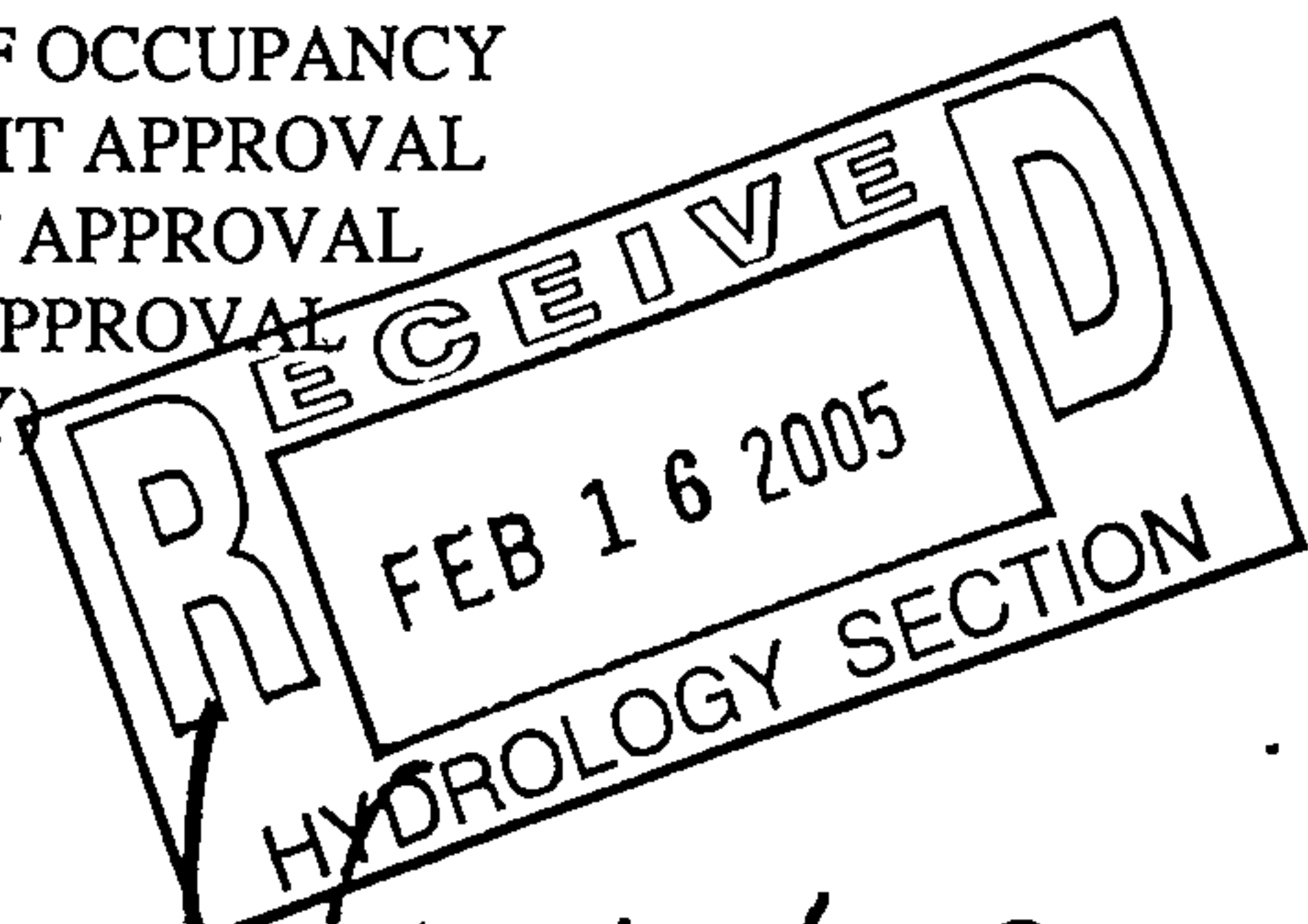
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

- TYPE OF SUBMITTAL:
- _____ DRAINAGE REPORT
 - _____ 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)
 - _____ ENGINEER'S CERT (DRB SITE PLAN)
 - _____ OTHER

- CHECK 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
 - _____ GRADING PERMIT APPROVAL
 - _____ PAVING PERMIT APPROVAL
 - _____ WORK ORDER APPROVAL
 - _____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

DATE SUBMITTED: 2/16/05 BY: John L. L. L.



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.

**ITT ADDITION
AREA 3**

TREATMENT	Q FACTOR
A	1.87
B	2.60
C	3.45
D	5.02

TREATMENT	EXISTING AREA (Ac)	PROPOSED AREA (Ac)
A	0.0000	0.0000
B	0.0000	0.0000
C	0.4686	0.9080
D	0.7467	0.7467
TOTAL AREA (ACRES)	1.2153	1.6547
TOTAL AREA (GIVEN)	1.2860	

Why
don't
the areas
match?

TREATMENT	EXISTING Q (CFS)	PROPOSED Q (CFS)
A	0.0000	0.0000
B	0.0000	0.0000
C	1.6167	3.1326
D	3.7484	3.7484
TOTAL Q (CFS)	5.3651	6.8810

Write up indicates
the area = 0.9974 Acres



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 4, 2002

Harold Bennett, P.E.
309 Washington SE
Albuquerque, New Mexico 87108

RE: WINDSONG OFFICE BUILDING (J-18/D34)
(5901 Indian School Rd NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 2/21/2001
ENGINEERS CERTIFICATION DATED 8/26/2002

Dear Mr. Bennett:

Based upon the information provided in your Engineers Certification submittal dated 8/30/2002, the above referenced site is approved for 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
AM

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

J-18/D34

PROJECT TITLE: WINDSONG OFFICE BLDG ZONE MAP/DRG. FILE #: J-18
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: HL BENNETT
ADDRESS: 309 "A" WASHINGTON ST.
CITY, STATE: 27108

CONTACT: HAROLD BENNETT
PHONE: 266-3030
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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
- ☐ 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: 8/30/02 BY: [Signature]

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

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 10, 2002

Harold Bennett, P.E.

Bennett Engineering

~~2403 San Mateo NE Suite P-112~~

~~Albuquerque, New Mexico 87110~~

~~309~~ 309 WASHINGTON SE
87108

RE: WINDSONG OFFICE BUILDING (J-18/D34)
(5901 Indian School Rd NE)
CERTIFICATE OF OCCUPANCY APPROVAL-Temporary
ENGINEERS CERTIFICATION DATED 7/2/2002

Dear Mr. Bennett:

Based on the information provided in your submittal dated July 2, 2002, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the following outstanding drainage issues to be completed within this time scope:

- As indicated on your grading and drainage plan, an exception has been made to the rock spillway as "optional". Per the DPM, "an emergency spillway must be provided that shall safely convey the flow entering the pond".
- A note on the plans calls out to "provide new river rock at the bottom of the pond, however, in your detail it is listed as optional. Need to extend rock down slope sides of pond to eliminate potential erosion.
- With the removal of the retaining wall as called out, and replacing it with curb, please correct the top of wall elevations with the curb as-built elevations.
- Provide as-builts for the finished floor elevations.
- If exceptions are made to the as-built grading and drainage plans, the exceptions must be listed in detail in your Engineers Certification.

Upon completion of all of the above outstanding drainage issues, final recertification will be required for issuance of a Permanent Certificate of Occupancy.

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

Sincerely,

Teresa A. Martin

Teresa A. Martin

Hydrology Plan Checker

Development and Building Services Division

BLB

c: Vickie Chavez, COA
✓ Drainage file

KDC

Klee Design
Collaborative

309 Washington Ave S.E.
Albuquerque, New Mexico 87108
PHONE 830-3637 FAX 830 -3638

HLB

Harold L.
Bennett P.E.

August 8, 2002

BY FAX: 924-3864

To: Terri Martin
City of Albuquerque
Hydrology Dept.

From: Harold L. Bennett P.E.



Re: 5901 Indian School Rd. N.E.

This memo is to request a thirty-day extension for review and final approval for the improvements for drainage at the above referenced address.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 10, 2002

Harold Bennett, P.E.

Bennett Engineering

~~2403 San Mateo NE Suite P-12~~

~~Albuquerque, New Mexico 87110~~

~~309~~ 309 WASHINGTON SE
87108

RE: WINDSONG OFFICE BUILDING (J-18/D34)

(5901 Indian School Rd NE)

CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS CERTIFICATION DATED 7/2/2002

Dear Mr. Bennett:

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

Sincerely,

Teresa A. Martin

Teresa A. Martin

Hydrology Plan Checker

Development and Building Services Division

BLB

c: Vickie Chavez, COA

Drainage file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 23, 2001

Harold Bennett, P.E.
Bennett Engineering
2403 San Mateo NE, P-18
Albuquerque, NM 87110

**RE: Grading and Drainage Plan for Site Plan for Building Permit,
Engineer's stamped dated 2/21/01, for Windsong Office Bldg.,
J18/D034**

Dear Mr. Bennett,

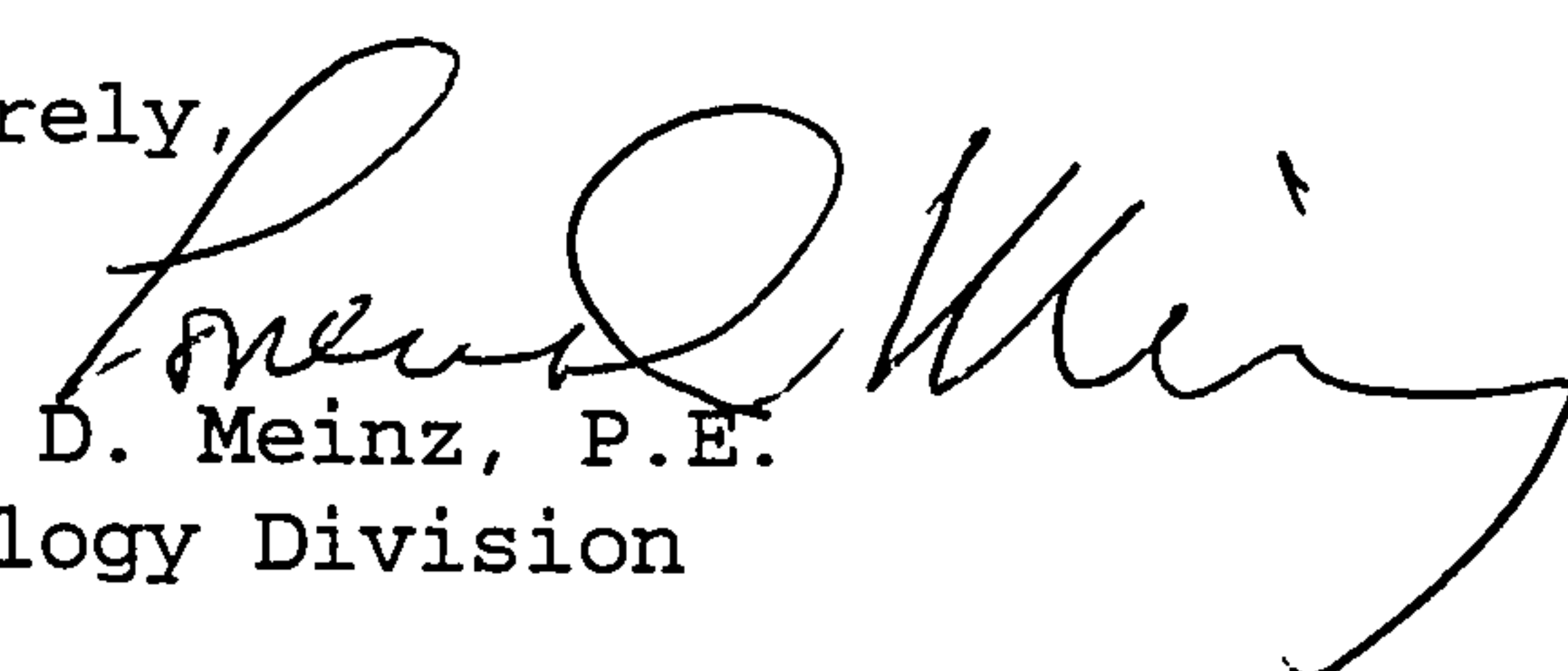
The referenced Grading and Drainage Plan is approved for Site Plan approval at DRB, and for Building Permit. A copy of this plan must be included as part of the construction plan set for Building Permit.

Please include a note on the drainage plan that building roof drains must drain to the paved parking lot.

Prior to Certificate of Occupancy, Engineer's Certification of the grading and drainage must be submitted to Hydrology for approval.

If you have any questions, please call me at 924-3980.

Sincerely,


Loren D. Mainz, P.E.
Hydrology Division

c. Klee Design Collaborative

xc: Terri Martin
File

DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: JOHN KLEE ZONE ATLAS/DRNG. FILE #: J-18-Z

DRB #: _____ EPC #: 1000702 WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT "X" TEMPLE ADDN.

CITY ADDRESS: 6101 INDIAN SCHOOL RD. N.E.

ENGINEERING FIRM: BEAUCETTE ENG. CONTACT: HAROLD L. BEAUCETTE

ADDRESS: 2403 SAN MATEO N.E. PHONE: 266-3038

OWNER: JOHN KLEE STE. 12-18 CONTACT: _____

ADDRESS: 2403 SAN MATEO N.E. PHONE: 830-3637

ARCHITECT: KDC/BILL BUCKLEY CONTACT: JOHN KLEE

ADDRESS: 2403 SAN MATEO N.E. PHONE: _____

SURVEYOR: STE. 12-18 CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: TEL STAR CONTACT: PERRY CORLIS

ADDRESS: 8601 WASHINGTON N.E. PHONE: 821-5600

- TYPE OF SUBMITTAL:
- ☒ DRAINAGE REPORT
 - ☐ DRAINAGE PLAN
 - ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
 - ☐ GRADING PLAN
 - ☐ EROSION CONTROL PLAN
 - ☐ ENGINEER'S CERTIFICATION
 - ☐ OTHER _____

- PRE-DESIGN MEETING:
- ☒ YES
 - ☐ NO
 - ☐ COPY PROVIDED

- CHECK TYPE OF APPROVAL SOUGHT:
- ☐ SKETCH PLAT APPROVAL
 - ☐ PRELIMINARY PLAT APPROVAL
 - ☐ S. DEV. PLAN FOR SUB'D APPROVAL
 - ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 - ☐ SECTOR PLAN APPROVAL
 - ☐ FINAL PLAT APPROVAL
 - ☐ FOUNDATION PERMIT APPROVAL
 - ☒ BUILDING PERMIT APPROVAL
 - ☐ CERTIFICATE OF OCCUPANCY APPROVAL
 - ☐ GRADING PERMIT APPROVAL
 - ☐ PAVING PERMIT APPROVAL
 - ☐ S.A.D. DRAINAGE REPORT
 - ☐ DRAINAGE REQUIREMENTS
 - ☐ SUBDIVISION CERTIFICATION
 - ☐ OTHER _____ (SPECIFY)

RE-SUBMITTED
DATE SUBMITTED: 2/23/01

BY: [Signature]

RECEIVED

FEB 23 2001

HYDROLOGY SECTION



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 9, 2001

Harold Bennett, P.E.
Bennett Engineering
2403 San Mateo NE, P-18
Albuquerque, NM 87110

RE: GRADING & DRAINAGE PLAN FOR Windsong Office Bldg., J18/D034

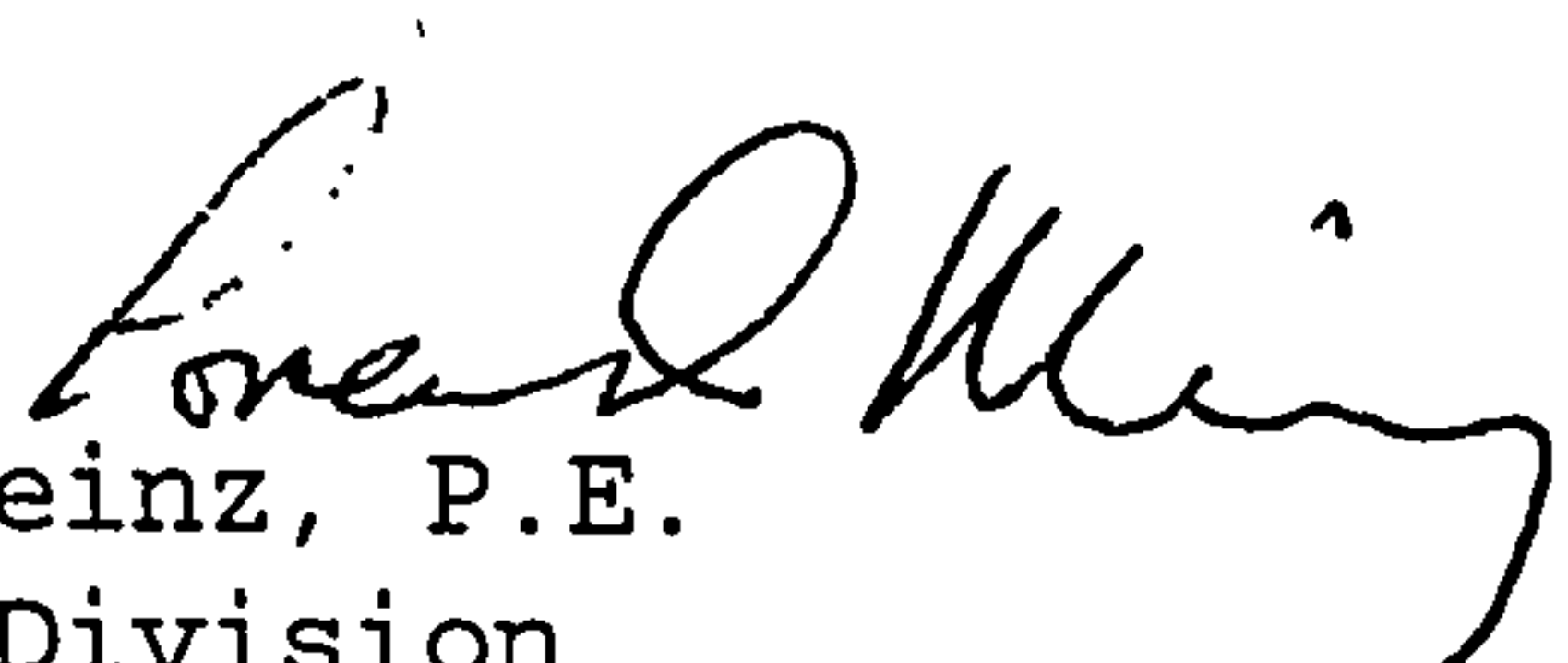
Dear Mr. Bennett,

Regarding the referenced Grading and Drainage Plan The following information is needed for plan approval.

- ✓ 1. The offsite flow from east of the site needs to be addressed in the plan.
- ✓ 2. Use current table values for calculating runoff. The values used are not the current DPM values.
- ✓ 3. Indicate what is to be done with the ponding area using elevations and cross-sections, etc. Planned storage volume needs to be indicated.
- ✓ 4. Describe downstream conditions. Our maps show no inlets on Indian School in the area. What is the receiving system location downstream?
- ✓ 5. Show a vicinity map on the plan.

If you have any questions, please call me at 924-3980.

Sincerely,


Loren D. Mainz, P.E.
Hydrology Division

c. Klee Design Collaborative

xc: Whitney Reiersen
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

July 10, 2002

Harold Bennett, P.E.,
309 Washington Ave. S.E.
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Windsong Office Bldg., [J-18 / D034]
5901 Indian School Rd. N.E.
Engineer's Stamp Dated 07/10/02

Dear Mr. Bennett:

The TCL / Letter of Certification submitted on July 8, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Architect
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

J-18/D34

PROJECT TITLE: WINDSONG OFFICE BLDG. ZONE MAP/DRG. FILE #: J-18-Z
 DRB #: 01450-00000-00141 EPC#: 0012800000-01032 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT "X" TEMPLE ADDITION
 CITY ADDRESS: 5901 INDIAN SCHOOL RD. N.E.

ENGINEERING FIRM: BENNETT ENGINEERS
 ADDRESS: 309 WASHINGTON SE
 CITY, STATE: ALB NM 87108

CONTACT: HAROLD BENNETT
 PHONE: 266-3038
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: KDC
 ADDRESS: 309 "A" WASHINGTON SE.
 CITY, STATE: ALB.

CONTACT: John Klee
 PHONE: 830-3637
 ZIP CODE: 87108

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: TELSTAR
 ADDRESS: _____
 CITY, STATE: _____

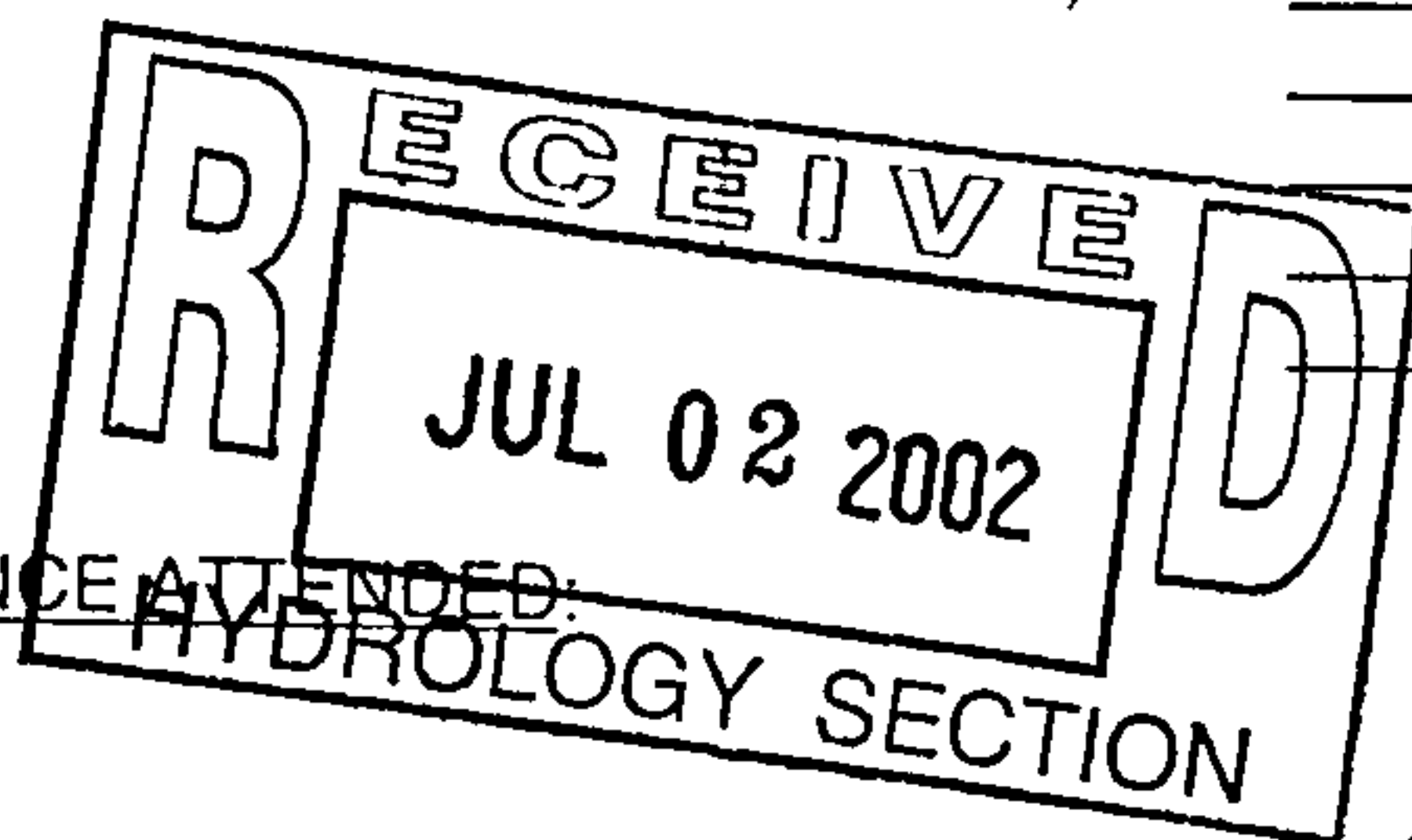
CONTACT: TERRY CORLISS
 PHONE: 821-15600
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: 7/2/02 BY: [Signature]

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:

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7/9/02 - Old Arok to get deal, stamped & dated, still come in 7/9/02; 1-774-...
7/10/02 - Sent to Ken (dated July 2), old Vicki GT - 7/10/02
 HFR complete B&T sheet fully.

KDC

Klee Design
Collaborative

July 1, 2002

309 Washington Ave S.E.
Albuquerque, New Mexico 87108
PHONE 830-3637 FAX 830-3638

HLB

Harold L.
Bennett P.E.

Mr. Mike Zamora
City of Albuquerque
Traffic Engineering Division
600 2nd Street N.W.
Albuquerque, New Mexico 87104

Re: Traffic circulation plan, 5901 Indian School Rd. N.E.

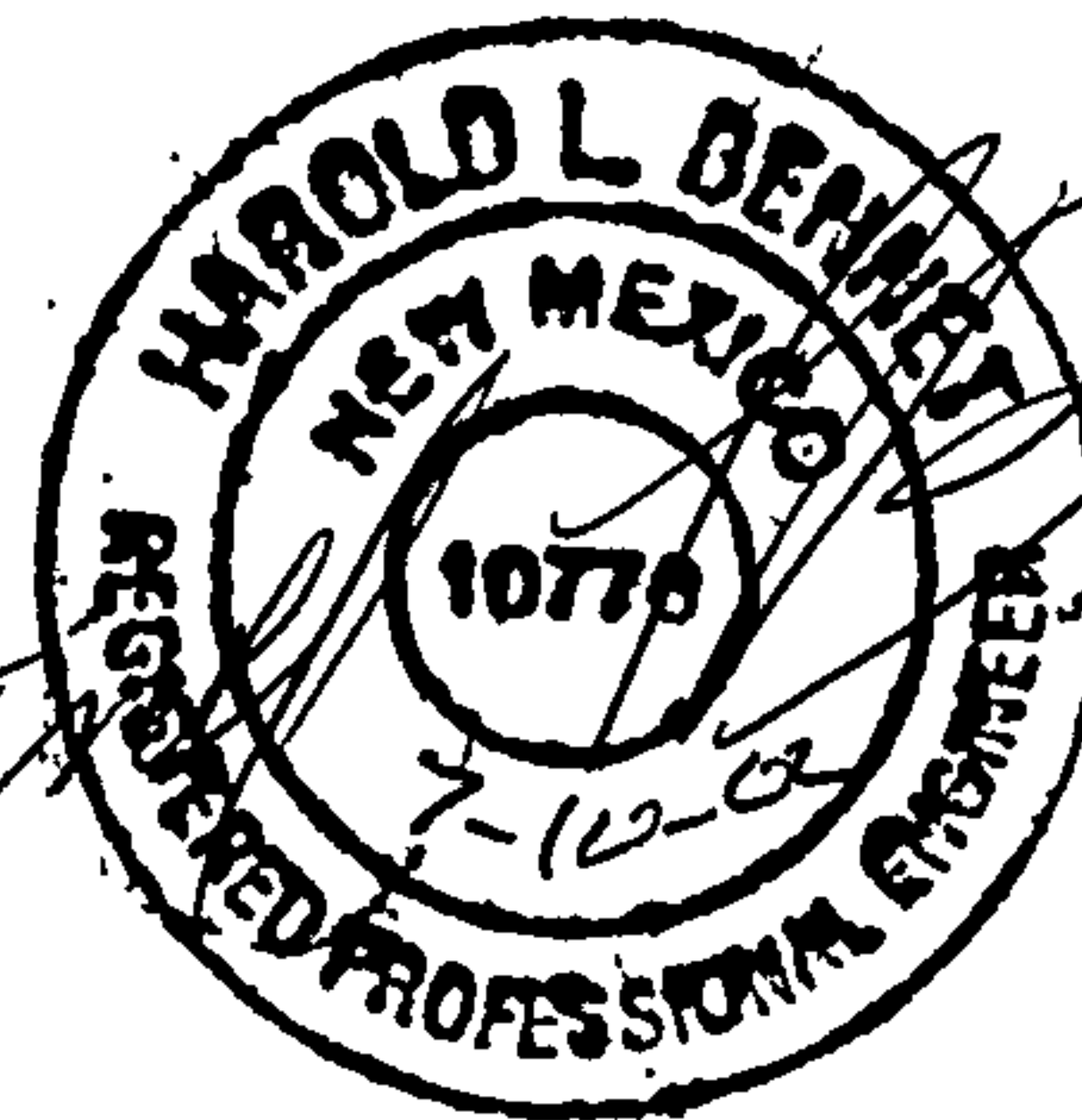
Dear Mike;

Please accept this letter as certification that I have reviewed the above captioned site and find that with exceptions as noted (see attached site and traffic circulation plan) I find that the as built improvements are substantially in conformance with the approved City of Albuquerque Traffic Circulation Plan.

Thank you in advance for your prompt attention to this matter.

Respectfully,


John K. Klee
President



DRAINAGE INFORMATION SHEET

PROJECT TITLE: WINDSORG OFFICE BLDG. ZONE MAP/DRG. FILE #: J-18 | D034
 DRB #: _____ EPC#: 1000702 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT "X" TEMPLE ADDITION
 CITY ADDRESS: 2011 S.W. 17TH AVE.

ENGINEERING FIRM: BERNARD ENGINEERS
 ADDRESS: 2403 S.W. 17TH AVE. P-18
 CITY, STATE: ALB. 87110

CONTACT: WILCOX BERNARD
 PHONE: 246-3038
 ZIP CODE: 87110

OWNER: Interstate LLC
 ADDRESS: 2403 S.W. 17TH AVE.
 CITY, STATE: _____

CONTACT: JOHN KEE
 PHONE: 830-3637
 ZIP CODE: 87110

ARCHITECT: KDC/BILL BUCKLEY
 ADDRESS: 2403 S.W. 17TH AVE.
 CITY, STATE: ALB.

CONTACT: JOHN KEE
 PHONE: 830-3637
 ZIP CODE: 87110

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: ALSTAR
 ADDRESS: WASHINGTON N.E.
 CITY, STATE: _____

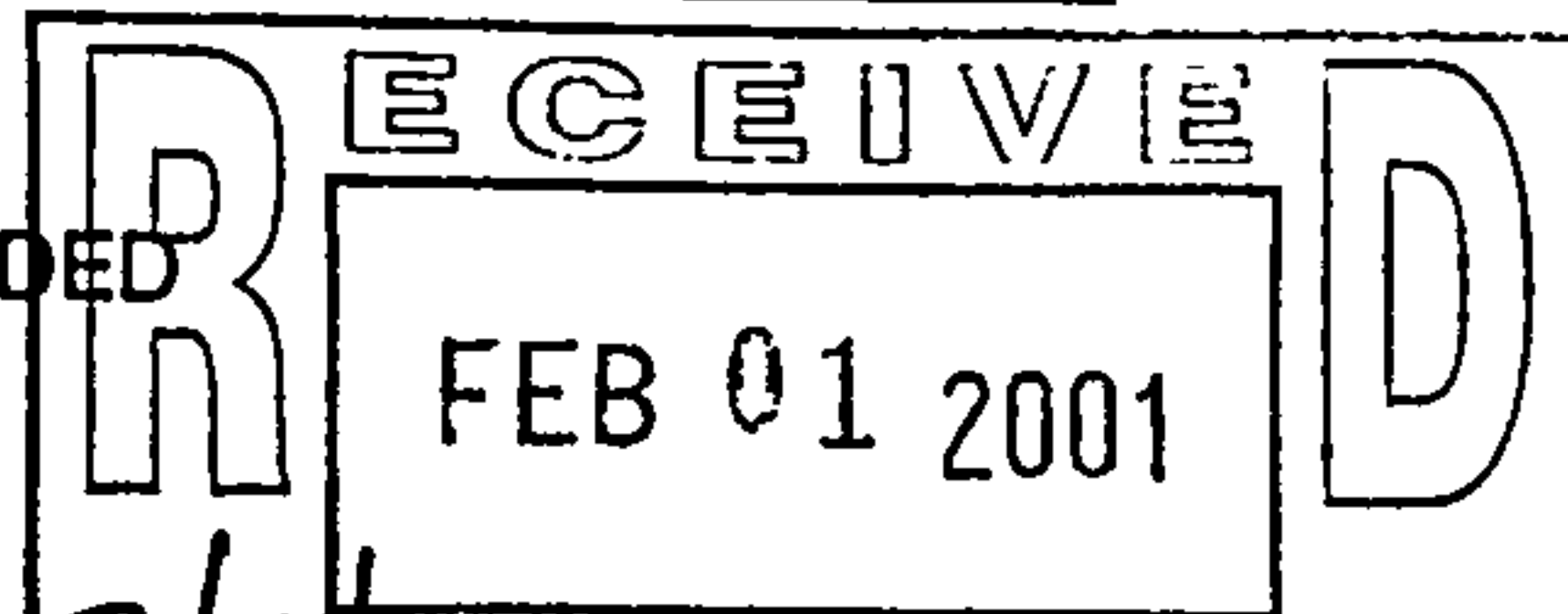
CONTACT: FREDY COLLIS
 PHONE: 821-5600
 ZIP CODE: _____

- TYPE OF SUBMITTAL:
- ☒ DRAINAGE REPORT
 - ☒ DRAINAGE PLAN
 - ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
 - ☒ GRADING PLAN
 - ☐ EROSION CONTROL PLAN
 - ☐ ENGINEER'S CERTIFICATION
 - ☐ CLOMR/LOMR
 - ☒ OTHER TRAFFIC

- 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 APPROVAL
 - ☐ GRADING PERMIT APPROVAL
 - ☐ PAVING PERMIT APPROVAL
 - ☐ WORK ORDER APPROVAL
 - ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 2/1/01 BY: [Signature]

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John Klee

FAX 830-3638

City of Albuquerque
Public Works Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Public Works Dept.
Dev. & Bldg. Svcs.**

Fax

To: John Klee From: Loren Klein
Fax: 830-3638 Pages Sent: (including this page) 2

Phone: _____ Date: _____
Time: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:
Comments mailed to H. Bennett

