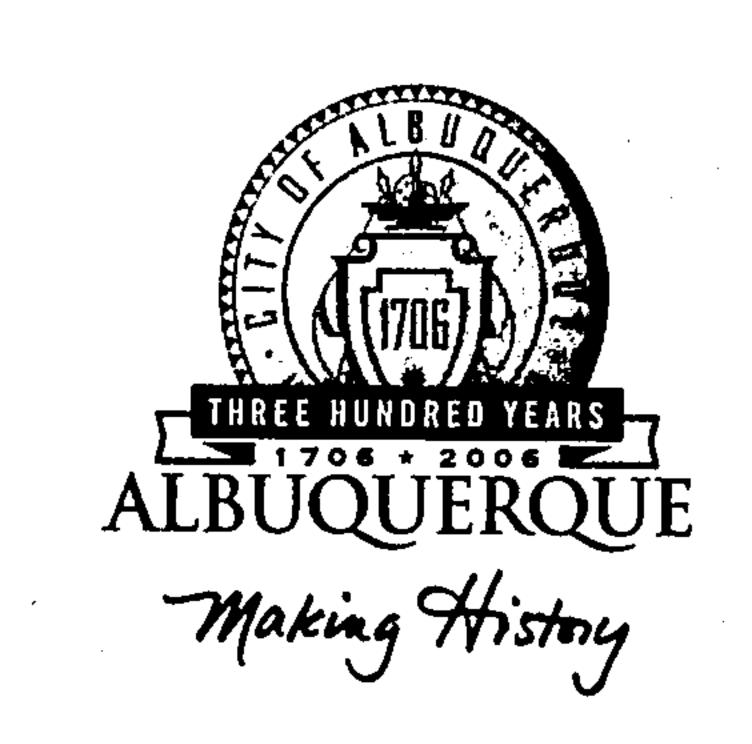
CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

February 15, 2005

John J. Johnson, IV, Registered Architect 39 Mountain Valley Drive Edgewood, NM 87015

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Nob Hill Complex, [K-17 / D90]

330 Washington SE

Architect's Stamp Dated 02/15/05

Dear Mr. Johnson, IV:

P.O. Box 1293

The TCL / Letter of Certification submitted on February 15, 2005 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

Singerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

www.cabq.gov Planning Department

C:

Engineer

Hydrology file

CO Clerk

John J. Johnson, IV ARCHITECT

February 15, 2005

SUBJECT: Nob Hill Complex TRAFFIC CERTIFICATION

I, JOHN J. JOHNSON, IV, NMRA #801
hereby certify that this project is in substantial compliance with, and in accordance with the design
intent of the approved plan dated 7.1.04.
The record information edited onto the original design document has been obtained by
JOHN J. JOHNSON IV
I further certify that I personally visited the project site on FeB 4, 2005, 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 OCUTANCY
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.
John J. Johnson, IV
2.15.05 Date

39 Mountain Valley Drive Phone: (505) 281-5430 Edgewood, New Mexico

HYDROLOGY SECTION

87015 Fax:(505) 281-8480

(REV. 1/28/2003rd)

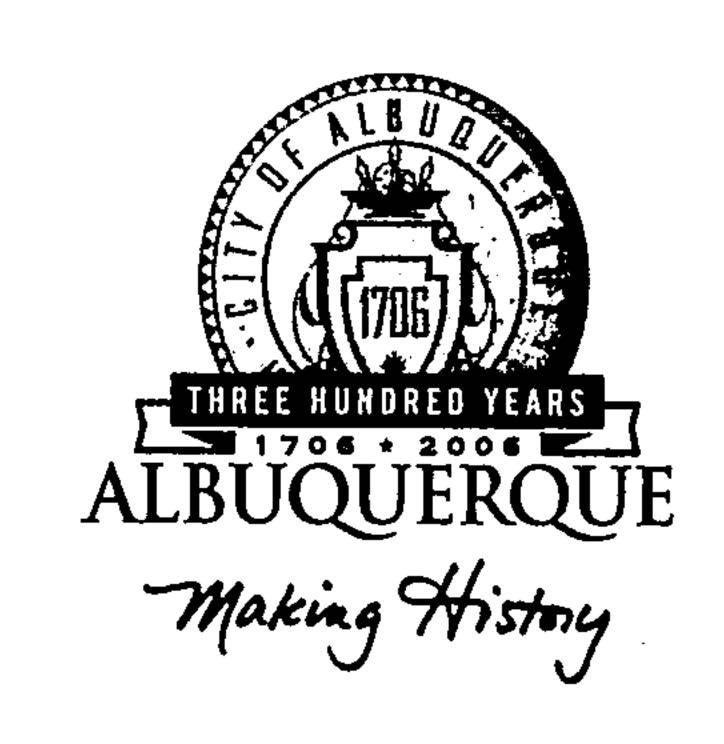
K-17/090

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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	JATE SUBMITTED:_		BY: WOIGH - D. KANOUTUN
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The particular nature, location and scope of the proposed development defines the degree of drainage detail. One 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.

CITY OF ALBUQUERQUE



February 15, 2005

Mr. Raymond L. Dennis, P.E. CDS, INC.
7209 Corte Ocaso NE
Albuquerque, NM 87113-1284

Re: NOB HILL COMPLEX

330 Washington St. SE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 07/19/2004 (K-17/D90)

Certification dated 02/11/2005

P.O. Box 1293

Dear Mr. Dennis,

Albuquerque

Based upon the information provided in your submittal received 02/11/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Sincerely,

New Mexico 87103

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

www.cabq.gov

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

 \mathbf{C}

Phyllis Villanueva

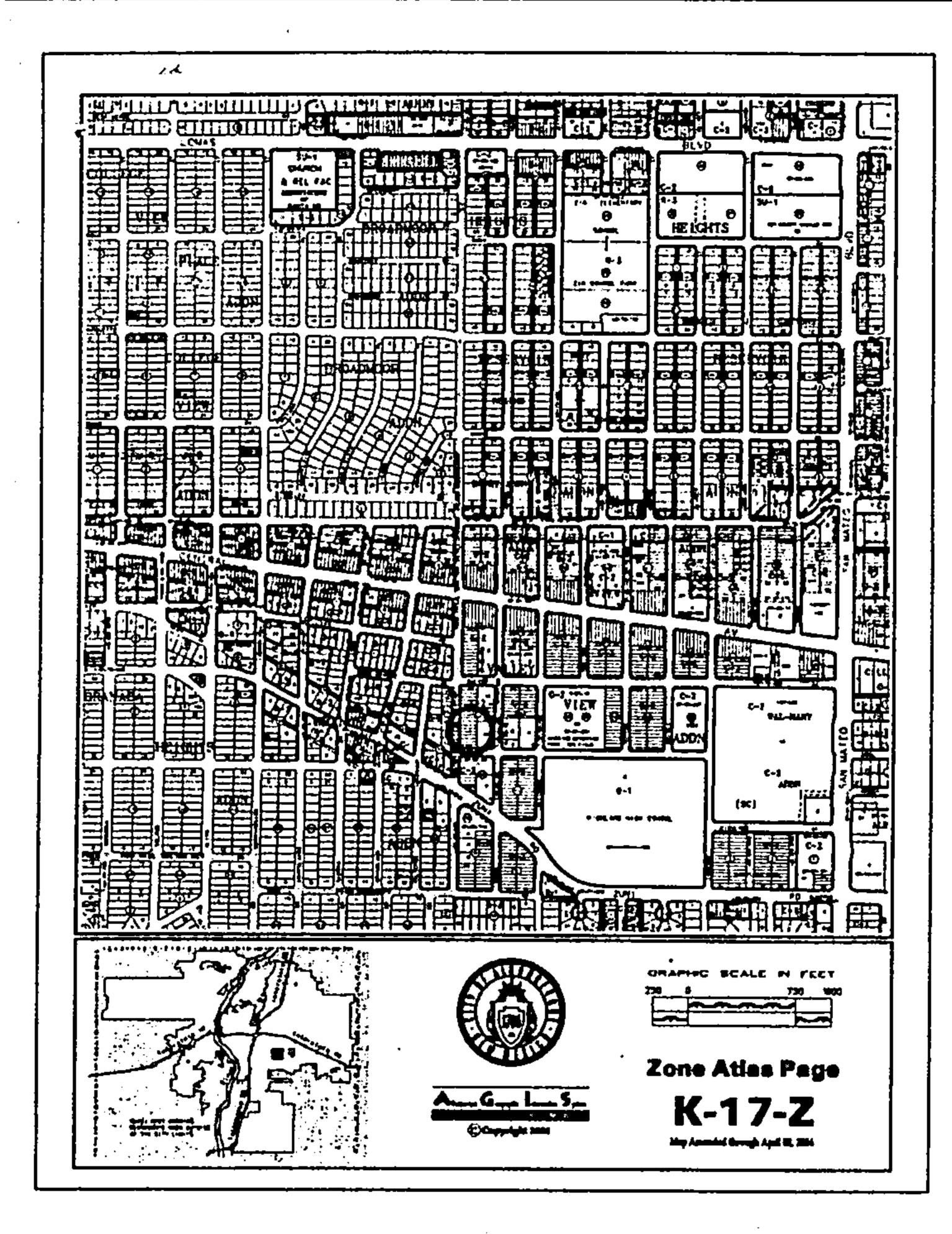
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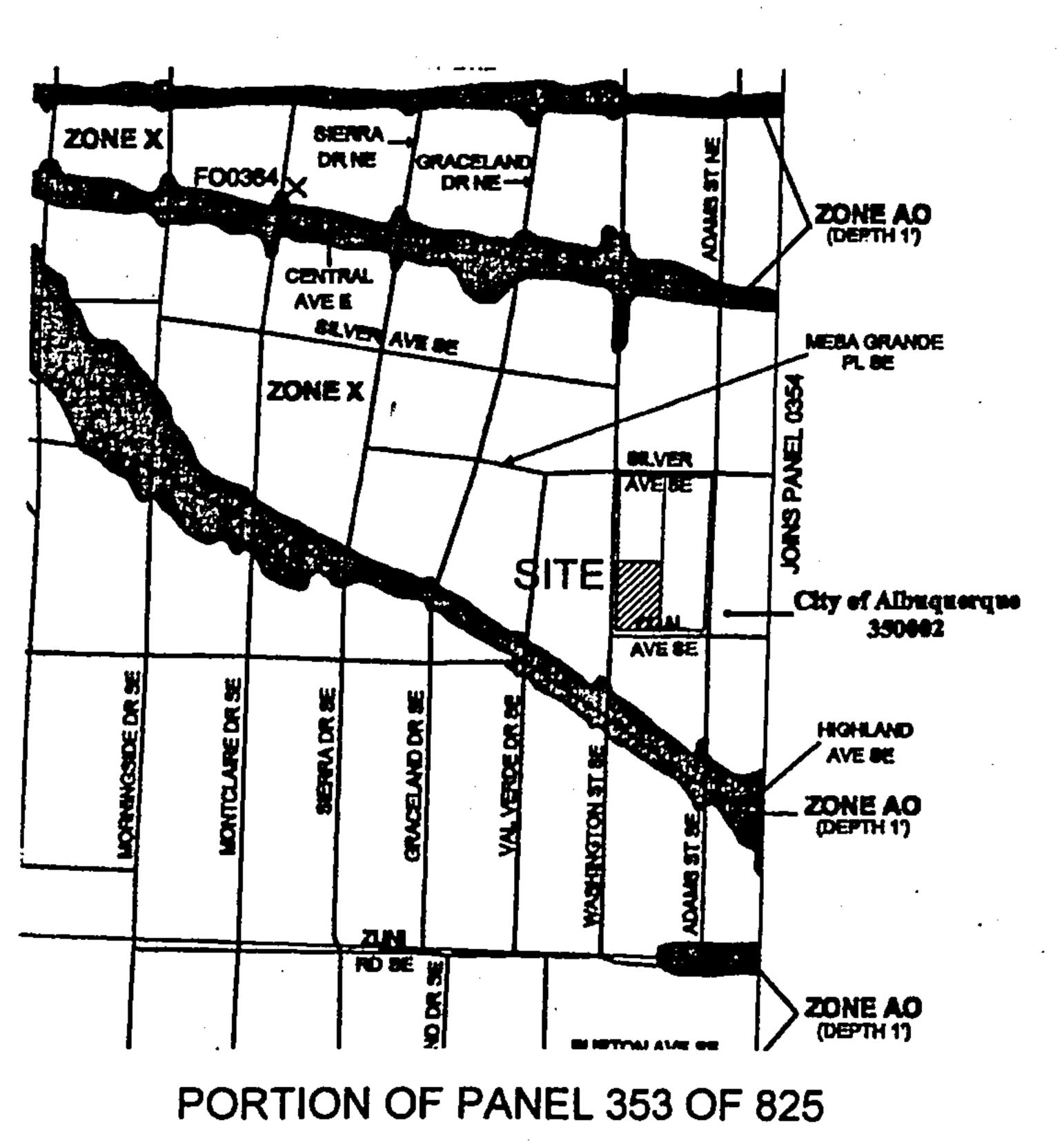
PROJECT TITLE: NOB HILL COMPLEX	ZONE MAP: <u>K-1'7</u>
DRB#: EPC#: W	ORK ORDER#:
LEGAL DESCRIPTION: LOTS 19-27, BLK 27 CITY ADDRESS: 330 WASHINGTON SE	7, VALLEY VIEW SUBDIV.
ENGINEERING FIRM: CDS. INC ADDRESS: 7209 CORTE OCASO NE	CONTACT: RAYMOND L. DENNIS PHONE: 292-2033. CELL 259-9470
ADDRESS: 7209 CARTE CASO NE CITY, STATE: ARQ NM	ZIP CODE: <u>87//3-1284</u>
OWNER: ELIAS SHAKRA	CONTACT:
ADDRESS: <u>5801 MIMOSA NE</u> CITY, STATE: <u>ABQ.</u> NM	PHONE:
ARCHITECT: J. J. Johnson IV	CONTACT:
ADDRESS: 39 MOLLENTAIN VALLEY DE	PHONE: 281-5430 ZIP CODE: 87015
SURVEYOR: DENNIS ENGINEERING	CONTACT: STEVE WILLIAMS
ADDRESS: POBOY 909 CITY, STATE: EDGELOOD, NM	PHONE: <u>281-</u> Z880 ZIP CODE: <u>87015</u>
CONTRACTOR: DESIGN - 5	CONTACT: BOB PLECKETT
ADDRESS: 91 HORNER ST. CITY, STATE: BELEW, NIM	PHONE: <u>864-7248</u> ZIP CODE: <u>87002</u>
	PE OF APPROVAL SOUGHT:
	A/FINANCIAL GUARANTEE RELEASE ELIMINARY PLAT APPROVAL
	DEV. PLAN FOR SUB'D APPROVAL DEV. FOR BLDG. PERMIT APPROVAL
	CTOR PLAN APPROVAL NAL PLAT APPROVAL
	OUNDATION PERMIT APPROVAL JILDING PERMIT APPROVAL
	ERTIFICATE OF OCCUPANCY (PERM) RADING PERMIT APPROVAL
	VING PERMIT APPROVAL ORK ORDER APPROVAL
	THER (SPECIFY) C
WAS A PRE-DESIGN CONFERENCE ATTENDED YES	TO 1 1 COST
NO COPY PROVIDED	EB 1 1 2005 (4115) (5) (5) (5)
DATE SUBMITTED: 2-10-2005 HYDRO	DLOGY SECTION BY: Weller, RE
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be location and scope to the proposed development defines the degree of drainage details	e accompanied by a drainage submittal. The particular nature,

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.





DRAINAGE (CONCEPTUAL) PLAN

EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE NOB HILL AREA AT THE NORTHEAST CORNER OF WASHINGTON STREET AND COAL AVENUE (ADDRESS 300 WASHINGTON STREET, SE).

THE PROPOSED DEVELOPMENT IS LOCATED ON LOTS 19 THRU 27, BLOCK 27 OF THE VALLEY VIEW SUBDIMISION. THE TOTAL SIZE OF THE TRACT IS 125' X 225' (28,125 SF - 0.848 ACRES). THIS WAS A PREVIOUSLY DEVELOPED SITE (ON THE SOUTH 7 LOTS), THE BUILDING WAS DESTROYED BY FIRE AND THIS IS A REDEVELOPMENT ON 8 LOTS CONSISTING OF A COMMERCIAL BUILDING (50' \times 222' = 11,100SF), PAYED PARKING LOTS, DRAINAGE IMPROVEMENTS AND LANDSCAPING.

THE BUILDING IS SITUATED ON THE EAST PORTION OF THE LOT, THE ROOF DRAINAGE WILL BE DIRECTED TO ROOF DRAINS LOCATED ON THE EAST SIDE OF THE BUILDING. THE RUNOFF FROM THE ROOF DRAINS WILL BE DIRECTED TO AN EXISTING SIDEWALK DRAIN LOCATED AT THE SOUTHEAST CORNER OF THE SITE BY MEANS OF A CONCRETE DRAIN CHANNEL (SEE DETAIL).

THE WESTSIDE OF THE BUILDING AND PARKING LOTS WILL BE GRADED TO DIRECT THE RUNOFF TO WASHINGTON STREET.

THIS SITE RECEIVES NO OFFSITE RUNOFF. THE RUNOFF IN COAL AVENUE IS CONTAINED IN THE STREET AND IS DIRECTED WEST TO THE INTERSECTION OF COAL AVENUE AND WASHINGTON STREET. THE NORTH SIDE OF THE INTERSECTION OF COAL AVENUE AND WASHINGTON STREET IS THE HIGH POINT IN WASHINGTON STREET. THE RUNOFF FROM COAL AVENUE IS DIRECTED SOUTH IN WASHINGTON STREET TO ZUMI ROAD. THE RUNOFF IN WASHINGTON STREET, FROM THE HIGH POINT, IS CONTAINED IN THE STREET AND IS THE SITE IS GRADED TO PREVENT RUNOFF FROM ENTERING THIS SITE, THE LAND NORTH OF THE SITE IS A DEVELOPED WAREHOUSE FACILITY AND IS LOCATED AT A LOWER ELEVATION, THE SITE IS GRADED TO DIRECT RUNOFF TO THE NORTH AND WEST AWAY FROM THIS SITE, THE GRADING SCHEME FOR THE PROPSED SITE WILL PREVENT ONSITE RUNOFF FROM IMPACTING THE ADJACENT DEVELOPED SITES.

THE ONSITE FLOWS, AS DESCRIBED ABOVE, WILL BE DIRECTED TO COAL AVENUE AND WASHINGTON STREET.

THIS SUBMITTAL IS MADE IN SUPPORT OF PAYING PERMIT AND BUILDING PERMIT APPROVALS FOR CONSTRUCTION PURPOSES.

PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP AND AS DESCRIBED ABOVE, THE PROJECT IS LOCATED IN THE NOB HILL AREA AT THE NORTHEAST CORNER OF WASHINGTON STREET AND COAL AVENUE (ADDRESS 300 WASHINGTON STREET). THE CURRENT LEGAL DESCRIPTION IS LOTS 19, 20, 21, 22, 23, 24, 25, 26, AND 27, BLOCK BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 18, 2003, THIS SITE IS LOCATED WITHIN ZONE "X", DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNIUAL CHANCE FLOODPLAIN. THE PROJECT CONSIST OF A 11,100SF COMMERCIAL BUILDING, PAVED PARKING LOTS, DRAINAGE IMPROVEMENTS AND LANDSCAPING. THE PROJECT IS A REDEVELOPMENT OF THE SITE AS DESCRIBED ABOVE.

III. BACKGROUND DOCUMENTS

NONE

M. EXISTING CONDITIONS

THIS WAS A PREVIOUSLY DEVELOPED SITE (ON THE SOUTH 7 LOTS), THE BUILDING WAS DESTROYED BY FIRE AND THIS IS A REDEVELOPMENT ON 9 LOTS. AT PRESENT, THE SITE IS VACANT, EXCEPT FOR SOME PAYING AND CONCRETE SLABS REMAINING FROM THE PREVIOUS DEVELOPMENT. ALL REMAINING PAYING, CONCRETE SLABS, ETC. WILL BE REMOVED PRIOR TO REDEVELOPMENT OF THE SITE. EXISTING CONDITIONS ARE ILLUSTRATED BY THE GRADING PLAN , SHEET 2 OF 3 OF THIS SUBMITTAL. NO OFFSITE FLOWS IMPACT THIS SITE AS DESCRIBED ABOVE.

DEVELOPED CONDITIONS

AS STATED, DEVELOPMENT OF THIS SITE WILL INCLUDE CONSTRUCTION OF AN 11,100 SF COMMERCIAL BUILDING, PAVED PARKING LOTS, DRAINAGE IMPROVEMENTS AND LANDSCAPING. THE DEVELOPER OF THIS TE HAS HAD DISCUSSIONS WITH CITY REPRESENTATIVES REGARDING THE REQUIRED RUNOFF DETENTION OR THIS SITE. PER THESE DISCUSSIONS, IT WAS STATED THAT THE DEVELOPER WOULD NOT BE REQUIRED TO DETAIN THE INCREASED RUNOFF CREATED BY DEVELOPMENT.

VI. GRADING PLAN

THE CRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT O' -8" INTERVALS, 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 0' - 6" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 3) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS GRADING PLAN AND AS DESCRIBED EARLIER, THE ROOF RUNOFF WILL BE DIRECTED BY MEANS OF A CONCRETE DRAIN CHANNEL TO AN EXISTING SIDEWALK CULVERT LOCATED AT THE SOUTEAST CORNER OF THE SITE. THE RUNOFF FROM THE PARKING LOT AND SIDEWALKS, LOCATED ON THE WEST SIDE OF THE BUILDING, WILL BE GRADED TO DIRECT THE RUNOFF TO A CURB LOCATED ON THE WEST SIDE OF THE P-LOT, THE CURB WILL DIRECT THE RUNOFF TO THE NORTH WHERE IT WILL SHEET FLOW TO WASHINGTON STREET ACCROSS THE PROPOSED NEW DRIVE ENTRANCE.

VII. CALCULATIONS

CALCULATIONS ANALYZING THE SITE IN THE DEVELOPED CONDITION FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THIS PROJECT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DATED JANUARY 1993, HAS BEEN USED TO QAUNTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

VM. CONCLUSIONS

FOLLOWING COMPLETION OF THE IMPROVEMENTS OUTLINED IN THE GRADING PLAN, THE RUNOFF FROM THE SITE WILL BE MANAGED BY A CONCRETE DRAIN CHANNELS (EAST) AND PROPER GRADING IMPROVEMENTS (WEST). THE IMPROVEMENTS WILL DIRECT THE RUNOFF AWAY FROM THE STRUCTURE AND TO THE INTENDED

AS SHOWN BY THE RESULTS TABULATED HEREON, PEAK DISCHARGE FROM THE ROOF DRAINAGE TO COAL AVENUE WILL BE 0.87 CFS. PEAK DISCHARGE FROM THE PARKING LOTS AND IMPROVEMENTS LOCATED ON THE WEST SIDE OF THE BUILDING WILL BE 2.42 CFS AND WILL BE DIRECTED TO WASHINGTON STREET,

ALL ONSITE IMPROVEMENTS WILL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER, THE DOWNSTREM STREETS AND STORM DRAINAGE SYSTEMS ARE OWNED AND OPERATED BY THE CITY PUBLIC WORKS DEPARTMENT.

GENERAL NOTES

CONSTRUCTION NOTES:

- 1: TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA). 1-800-321-ALERT(2537) (STATE WIDE), FOR LOCATION OF EXISTING UTILITIES.
- 2: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 3: ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4: ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- 5: IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE. OR MAY BE OBSOLUTE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES. PIPELINES. OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THERFORE, MAKES NO PRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSABILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF NOT BE COMPLETE. THEREFORE MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESURVE ANY AND ALL EXISTING UTILITIES, PIPELINES. AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNCIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 6: BACKFILL COMPACTION SHALL BE ACCORDING TO CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- 7: MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILTY OF THE OWNER OF THE PROPERTY SERVED.

EROSION CONTROL MEASURES:

- 1: THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR INTO PRIVATE PROPERTY
- 2: THE CONTRACTOR SHALL PROMPTY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- 3: THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. IF REQUIRED.
- 4: ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING".

PROJECT BENCHMARK:

ALB. CONTROL STATION 8-K 17, ELEVATION=5229.82 FEET (NGVD 29)

LEGAL DESCRIPTION:

LOTS 19 THRU 27, BLOCK 27, VALLEY VIEW SUBDIVISION

LEGEND:	
TA	TOP OF ASPHALT
FL	FLOWLINE
TC	TOP OF CURB/CONCRETE
TF	TOP OF FOOTING
TW	TOP WALL
R/W	RIGHTOF-WAY
₽L	PROPERTY LINE
PP	POWER POLE
5065	EXISTING CONTOUR
O 1/3/19°	PROPOSED SPOT ELEVATION
XXXX	EXISTING SPOT ELEVATION
5237	FINISHED CONTOUR
	DRAINAGE BASIN-BOUNDARY

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

1, Raymond Lee Dennis, NMPE 4115, of the firm CDS, Inc., a Registered Professional Engineer and Registered Professional Surveyor in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the site grading and related drainage facilities installed as part of this project have been inspected by me, that they have been constructed in accordance with the plans and specifications approved by the City Engineer, and that the original design intend of the approved plans has been met ND LEE

SUMMARY OF DRAINAGE COMPUTATIONS, DEVELOPED (100YR/6HR) DATED: 05/14/04

PRECIPITATION ZONE 3 Page = 2.60 INCHES PEAK AT 1.5 HOURS DRAINAGE AREA AREA LAND TREATMENT (ACRES) (CFS) (AF) 3.25 0.127 +ROOF DRAINAGE 0.17 0.87 0.034 ++WEST P-LOTS 0.48 2.42 0.096

* ENTIRE SITE 225' X 125' (9 - 25' X 125' LOTS) - ROOF DRAINAGE THAT WILL BE CONVEYED IN CONCRETE DRAIN CHANNEL LOCATED ON EAST SIDE OF

++ WEST P-LOTS DESIGNED TO SHEET FLOW TO WASHINGTON STREET

INDEX OF SHEETS

SHEET 1 GRADING AND DRAINAGE PLAN GENERAL NOTES
SHEET 2 GRADING AND DRAINAGE PLAN

SHEET 3 GRADING AND DRAINAGE DETAILS

PROJECT

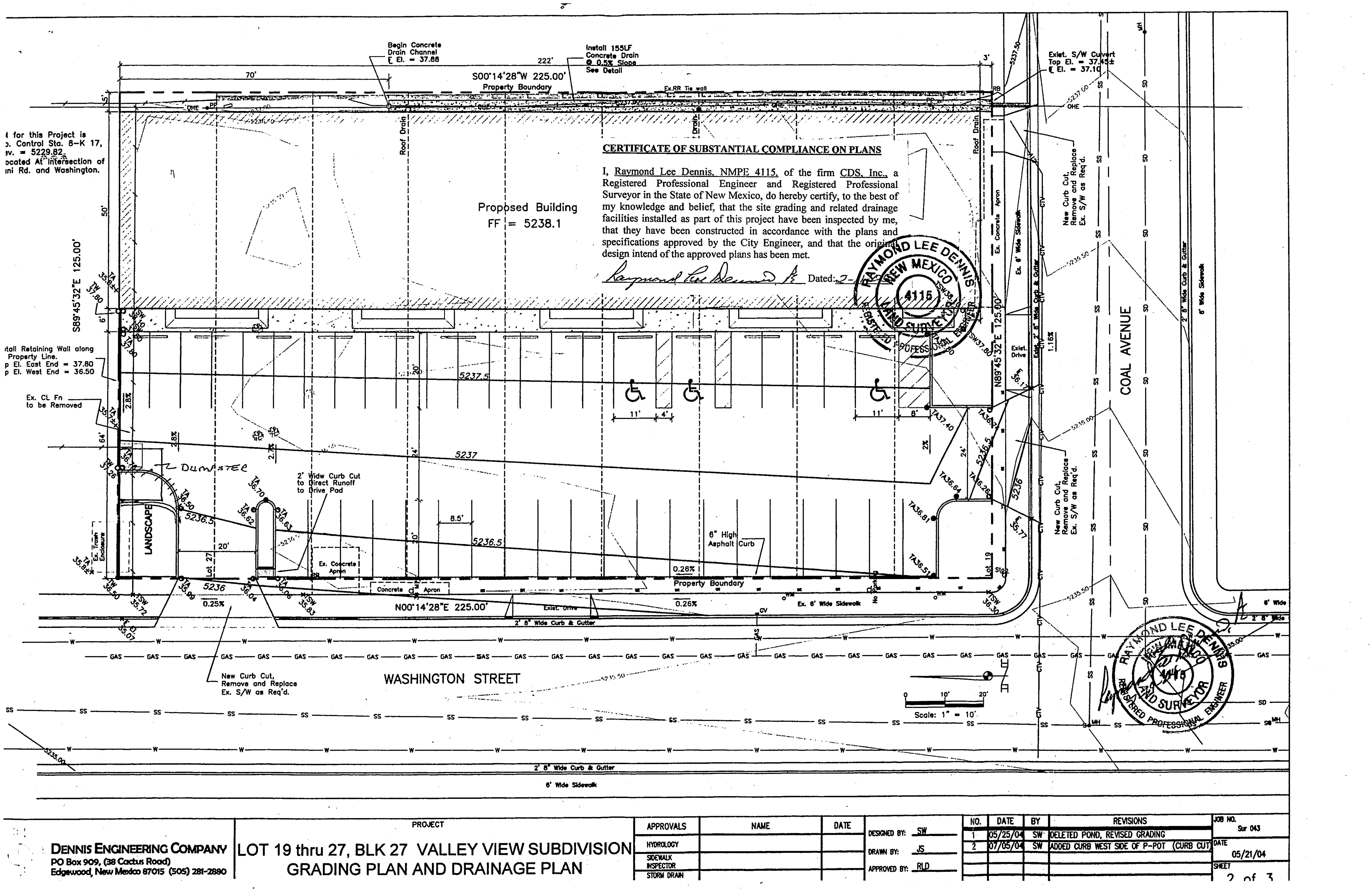
PO Box 909, (38 Cactus Road) Edgewood, New Mexico 87015 (505) 281-2880

DENNIS ENGINEERING COMPANY | LOT 19 thru 27, BLK 27 VALLEY VIEW SUBDIVISION GRADING PLAN - GENERAL NOTES

	APPROVALS	NAME	DATE	DE
N	HYDROLOGY			
'\	SIDEWALK INSPECTOR			OF
	STORM DRAIN			AF

PPROVED BY: RLD

JOB NO. REVISIONS Sur 043 SW ADDED CURB WEST SIDE OF P-POT (CURB CUT) DATE 05/21/04



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Raymond Lee Dennis, NMPE 4115, of the firm CDS, Inc., a Registered Professional Engineer and Registered Professional Surveyor in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the site grading and related drainage facilities installed as part of this project have been inspected by me, that they have been constructed in accordance with the plans and specifications approved by the City Engineer, and that the original design intend of the approved plans has been met.

BLDG

#4 Rebars

24" C-C

CHANNEL C

RECUMBED 6

DEPTH

5-#4 Rebars

Continuous

CHANNEL CAPACITY:

REQUIRED CAPACITY = 0.9 CF
DEPTH • 0.9 CF3 = 0.1813'

FULL CAPACITY = 5.7 CF3
DEPTH • 5.7 CF3 = 0.57'

CONCRETE DRAIN CHANNEL

NNEL ATTO SURVE REP

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Coctus Road)
CRADING PLAN - DETAILS

APPROVALS
HYDROLOGY
SIDEWALK
NSPECTOR

APPROVALS

NAME

DATE

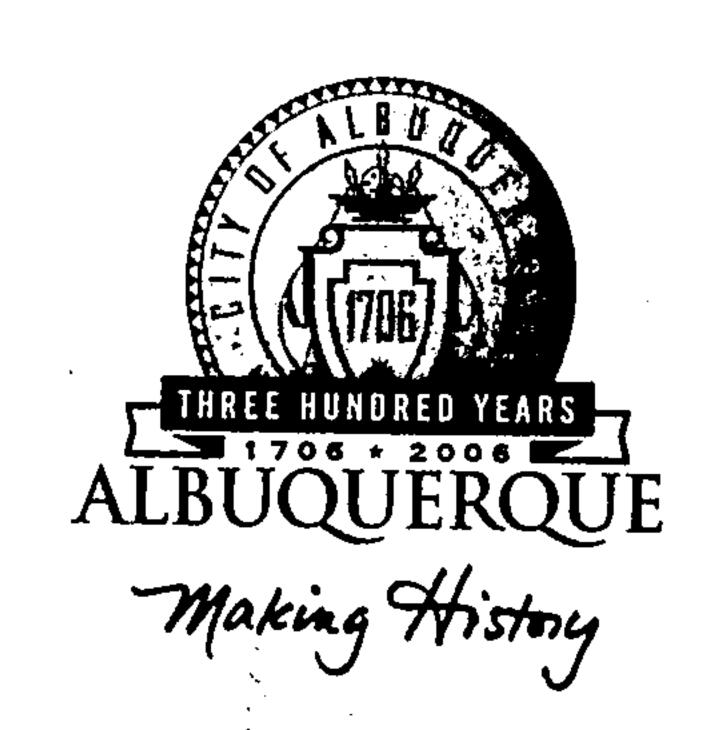
DESIGNED BY: SW

HYDROLOGY

DRAWN BY: JS

APPROVED BY: RLD

CITY OF ALBUQUERQUE



August 20, 2004

Raymond Dennis, P.E.
Dennis Engineering Company
P.O. Box 909
Edgewood, NM 87105

Re: Nob Hill Complex, 330 Washington St SE, Grading and Drainage Plan Engineer's Stamp dated 7-19-04 (K17-D90)

Dear Mr. Dennis,

File

Based upon the information provided in your submittal received 7-26-04, 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.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept.

Development and Building Services

(REV 1/28/2003rd)

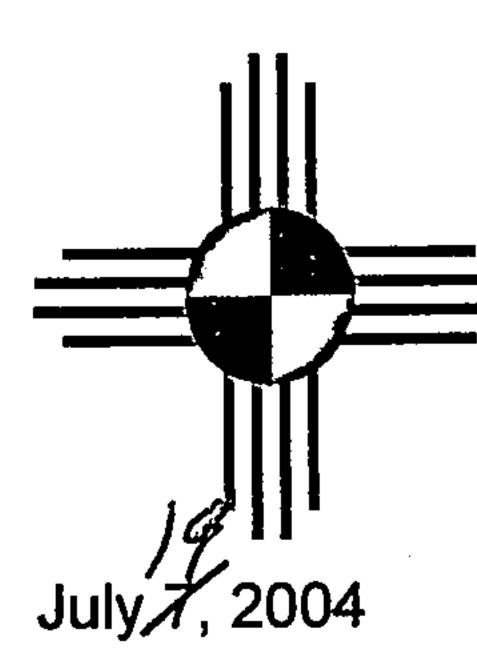
(NEV. 1/20/200	oruj	
PROJECT TITLE: Not Hill Complex DRB #:EPC#:	ZONE MAP/DRG. FILE #:	
LEGAL DESCRIPTION: Lats 19-27, Block 27 CITY ADDRESS: 330 Washington St. S. E.	Valley Mien Subd	
ENGINEERING FIRM: Dennis Engineering Co. ADDRESS: POID 909 1(38 lactus lumber of 87015) CITY, STATE: Edgewood, M.M. 87015	CONTACT: Primmed J. Denonis PHONE: 25949470 ZIP CODE: 87015	
OWNER: Elias Shallas ADDRESS: SKOI Mumusa UE CITY, STATE: 415. NM	CONTACT: Pete 7211 PHONE: 884-0499 ZIP CODE: 87111	
ARCHITECT: J.J. Johnson ADDRESS: 39 Mountain Valley C.J. CITY, STATE: Edgewood NM	CONTACT: \(\frac{7}{3} \) \(\frac{1}{4303} \) \(\frac{5}{3} \) \(\frac{5}{3	
SURVEYOR: Survey S/W Ltd. ADDRESS CITY, STATE:	CONTACT: Hary Mritsko PHONE: 9980-0303	
CONTRACTOR: Design Five ADDRESS: CITY, STATE:	CONTACT: Brir Puckett PHONE: 864-7248 ZIP CODE:	
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:	
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	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: 7/26 0 4 BY: Ra	Resub. Recid 7/26/04 mond Damis	
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.



DENNIS ENGINEERING COMPANY

Mr. Bradley L. Bingham, PE Principal Engineer, Planning Department Development and Building Services City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Nob Hill Complex, 330 Washington St. SE, Grading and Drainage Plan K17-D90, Re-submittal

Dear Mr. Bingham:

Pursuant to your letter dated June 29, 2004 regarding the referenced development, we offer the following information.

The grading plan has been revised to reflect the curb located on the west edge of the parking lot, also a curb cut has been added to the island located at the south side of the Washington Street drive entrance to allow the runoff to sheet flow to Washington Street. I believe these revisions satisfy your comments.

Should your have any questions, please give me a call at 259-9470.

Sincerely,

DENNIS ENGINEERING COMPANY

Raymond L. Dennis, PE #4115

Project Engineer

CC:

File Survey #043

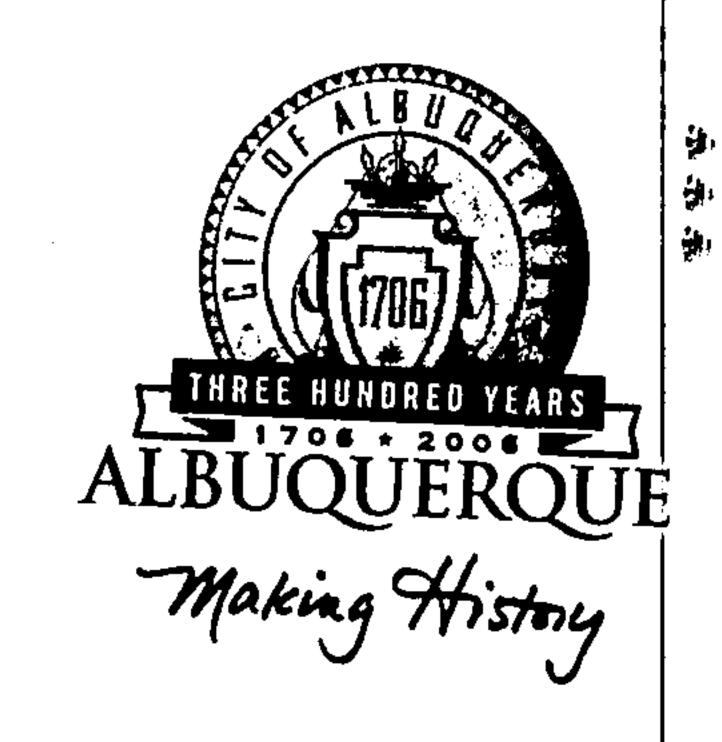
Hypon want a full sige set please. all nue @ 2509-9470-

Tel: (505) 281-2880 Fax: (505) 281-3640

PO Box 909 (38 Cactus Road) Edgewood, NM 87015

info@dennisengineeringco.com

L'UF ALBUQUERQUE



September 30, 2004

Mr. Curtis Isbell TLC PLUMBING & UTILITY COMPANY 511 Comanche Rd. NE Albuquerque, NM 87107

NOB HILL SHOPPING MALL Re:

3500 Central Ave. NE

SO-19 Sketch, dated 09/30/2004, (K-17/D090)/

P.O. Box 1293

Dear Curtis,

Albuquerque

Based upon the information provided in your submittal received 9-30-2004, the above referenced sketch is approved for SO#19 permit. An excavation permit from Construction Coordination Division and an inspection from Arroyo Maintenance Section are required for construction within City Right of Way. A copy of this New Mexico 87103 approval letter must be on hand when applying for the excavation permit.

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

www.cabq.gov

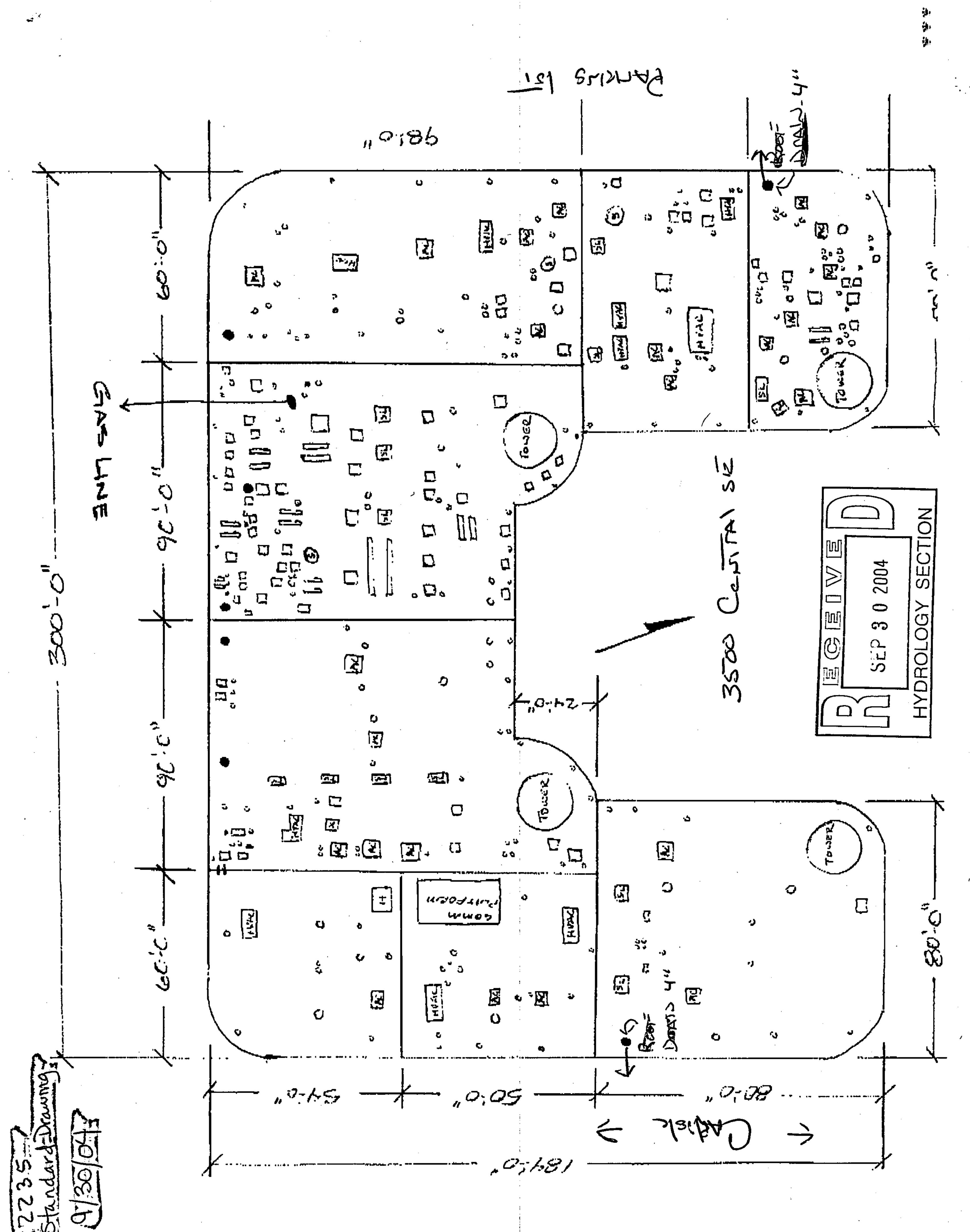
Sincerely,

Arlene V. Poitilla

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

C: Matt Cline, Arroyo Maintenance Pam Lujan, Excavation Permits File

(REV. 1/28/2003rd) DRB #: EPC#: **WORK ORDER#:** CITY ADDRESS: **ENGINEERING FIRM:** CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: **OWNER:** CONTACT:___ ADDRESS:____ PHONE: CITY, STATE:____ ZIP CODE: ARCHITECT:_ CONTACT:____ ADDRESS:___ PHONE:____ CITY, STATE: ZIP CODE:____ **SURVEYOR:** CONTACT:____ ADDRESS PHONE: CITY, STATE: ZIP CODE: CONTRACTOR: TL EUTILITY CONTACT: CURTIS ISBELL COMANCHE PHONE: 342-6688 ADDRESS: 511 NE NM CITY, STATE: A/b UDUEROUE, ZIP CODE: 87/07 Fox- 741-9875 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D. APPROVAL. CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR BLDG. PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL **EROSION CONTROL PLAN** FINAL PLAT APPROVAL ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR **BUILDING PERMIT APPROVAL** TRAFFIC CIRCULATION LAYOUT (TCL) ____ CERTIFICATE OF OCCUPANCY (PERM.) **ENGINEERS CERTIFICATION (TCL)** ____ CERTIFICATE OF OCCUPANCY (TEMP.) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) ____ GRADING PERMIT APPROVAL OTHER SKetch for Roof Drain PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) SO-19 S(etch WAS A PRE-DESIGN CONFERENCE ATTENDED: YES COPY PROVIDED Eurles Isball Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope ot 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 (\$)/acres or more.



TRANSMISSION OK

TX/RX NO

2242

CONNECTION TEL

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SUBADDRESS

CONNECTION ID ST. TIME

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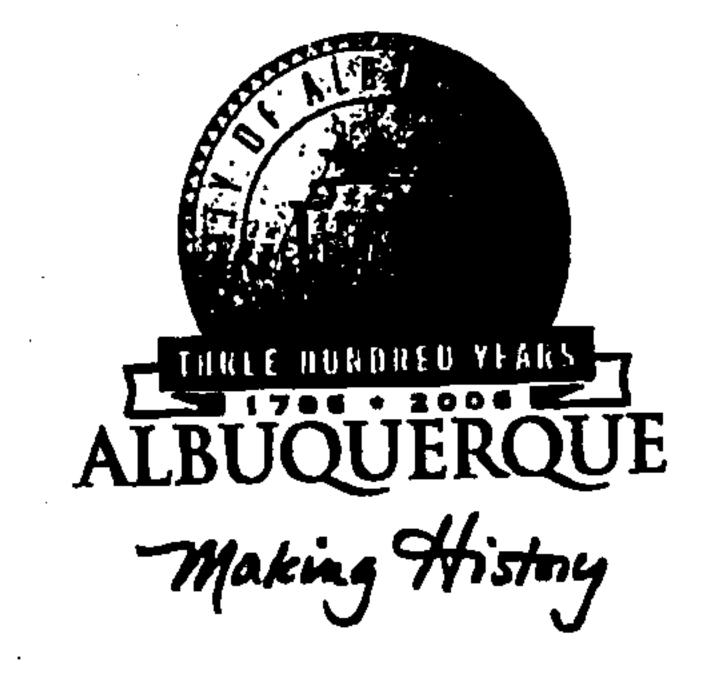
PGS.

1

RESULT

OK

CITY OF ALBUQUERQUE



September 30, 2004

Mr. Curtis Isbell
TLC PLUMBING & UTILITY COMPANY
511 Comanche Rd. NE
Albuquerque, NM 87107

Re:

NOB HILL SHOPPING MALL

3500 Central Ave. NE

SO-19 Sketch, dated 09/30/2004, (K-17/D090)

P.O. Box 1293

Dear Curtis,

Albuquerque

Based upon the information provided in your submittal received 9-30-2004, the above referenced sketch is approved for SO#19 permit. An excavation permit from Construction Coordination Division and an inspection from Arroyo Maintenance Section are required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit.

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

www.cabq.gov

Sincerely,
A. N. 11. Pottillo