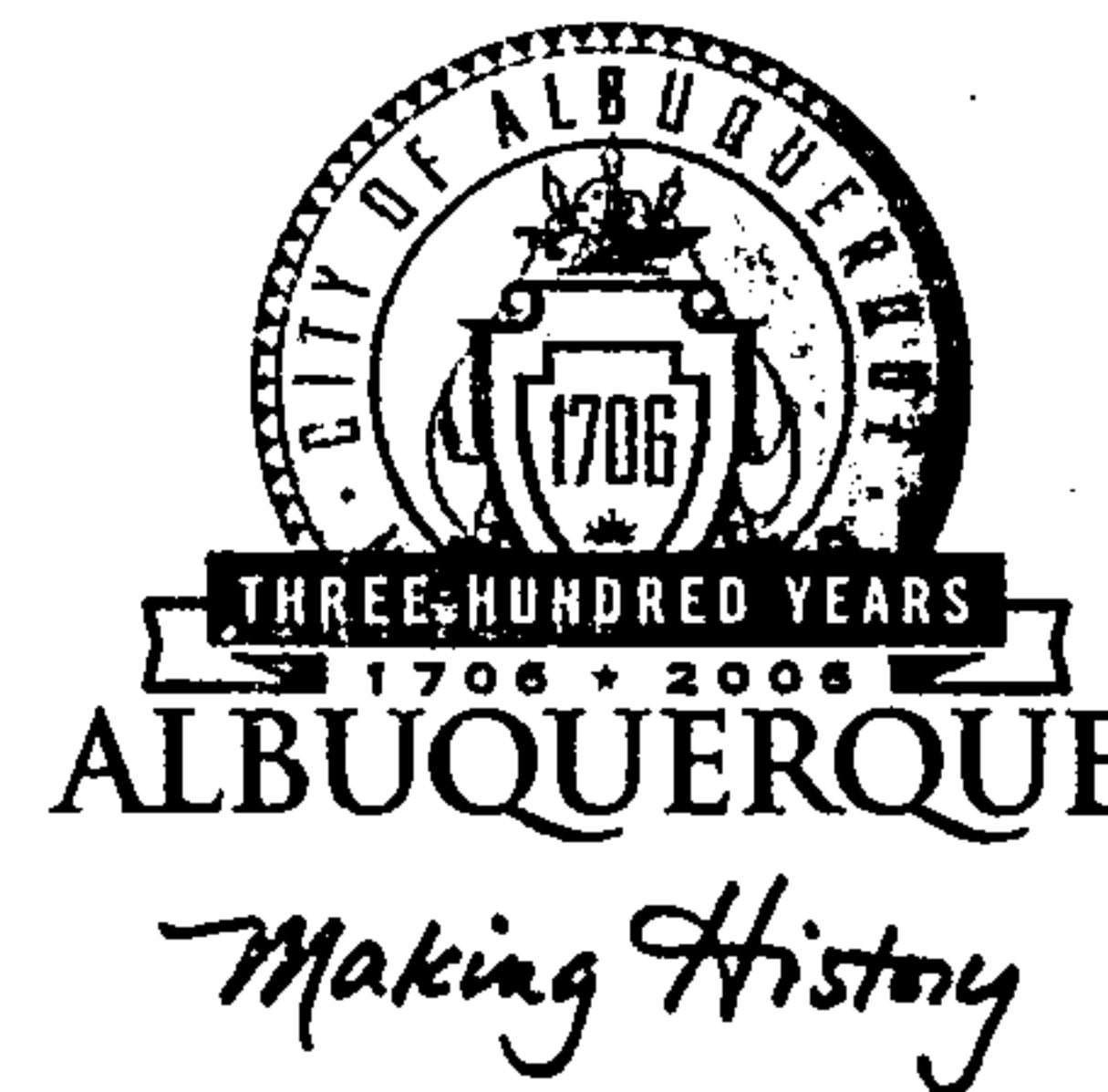


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 22, 2006

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Dollar General, [K-18 / D10]
301 B San Pedro SE
Architect's Stamp Dated 03/14/06

Dear Mr. Rainhart:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 20, 2006 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

Sincerely,

New Mexico 87103


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

K-18/D10

PROJECT TITLE: Dollar General ZONE MAP/DRG. FILE #: K-18-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot C-1-A LAND OF TIJERAS PLACE IMPROVEMENT CO. INC.
CITY ADDRESS: 2013 SAN PEDRO SE

ENGINEERING FIRM: 301 B
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Peterson Properties
ADDRESS: 2325 SAN PEDRO NE, 2A
CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: Doug Peterson
PHONE: 884 3578
ZIP CODE: _____

ARCHITECT: George Ramhart & Assoc.
ADDRESS: 2325 SAN PEDRO NE, STE-2B
CITY, STATE: Albq, NM 87110

CONTACT: L/William Suttles
PHONE: 884.9110 xt-112
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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/ARCHITECT'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 (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

SUBMITTED BY: [Signature] DATE: 3.16.06

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:

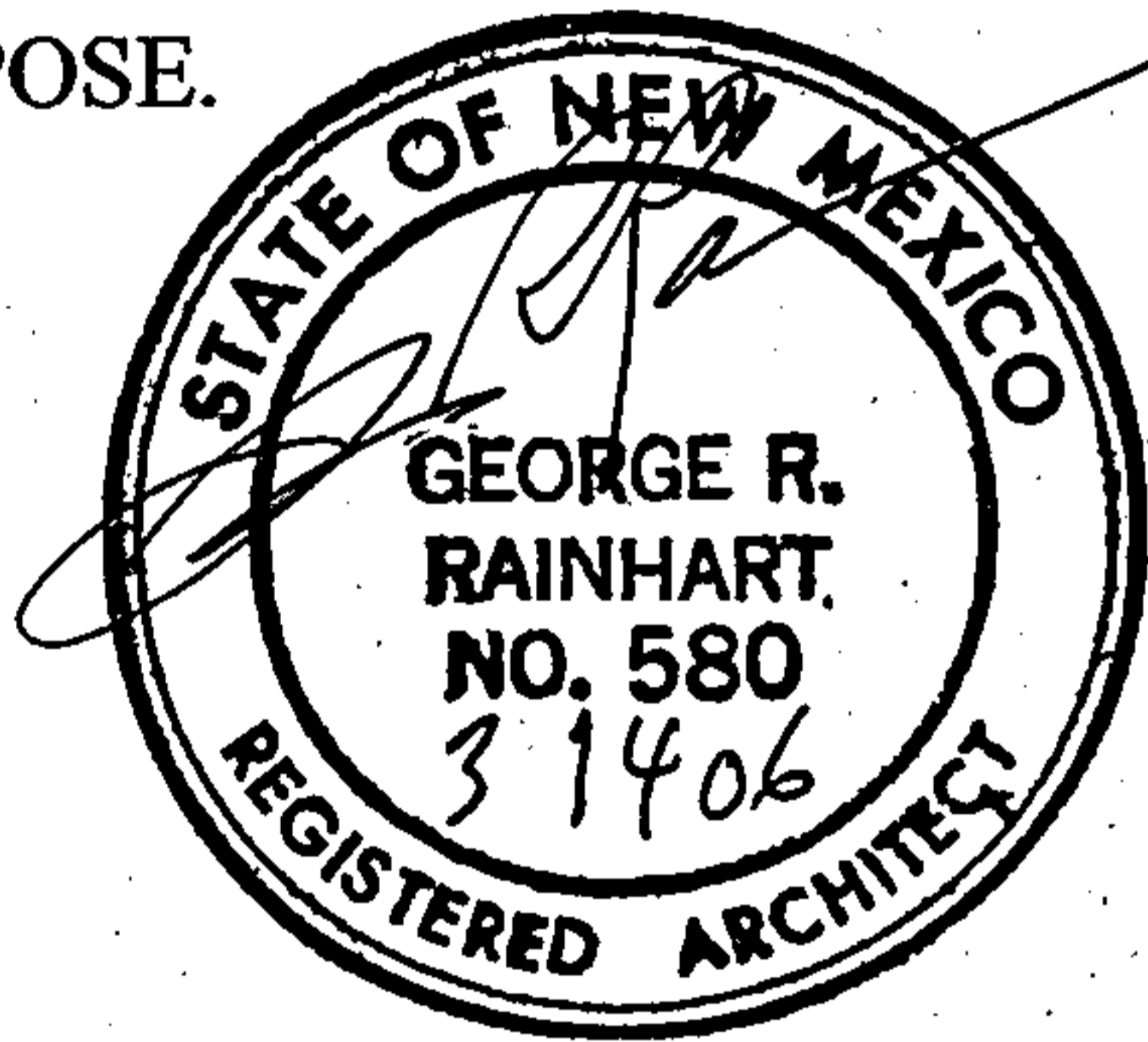
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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



TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMPE OR NMRA #580, OF
THE FIRM GEORGE RAINHART ARCHITECTS, HEREBY CERTIFY THAT
THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED
OCT. 21, 2005. THE RECORD INFORMATION EDITED ONTO THE
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY
WILLIAM SUTHERS OF THE FIRM GEORGE RAINHART. I FURTHER
CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON
MARCH 7, 2006 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 (C.O.)

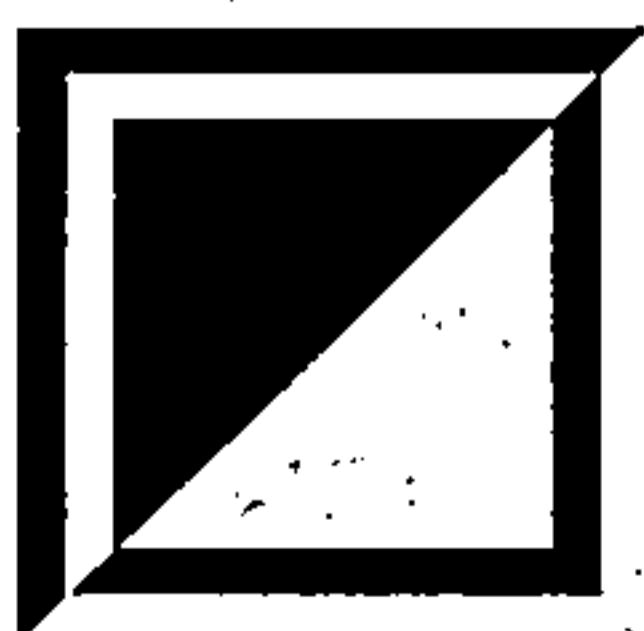
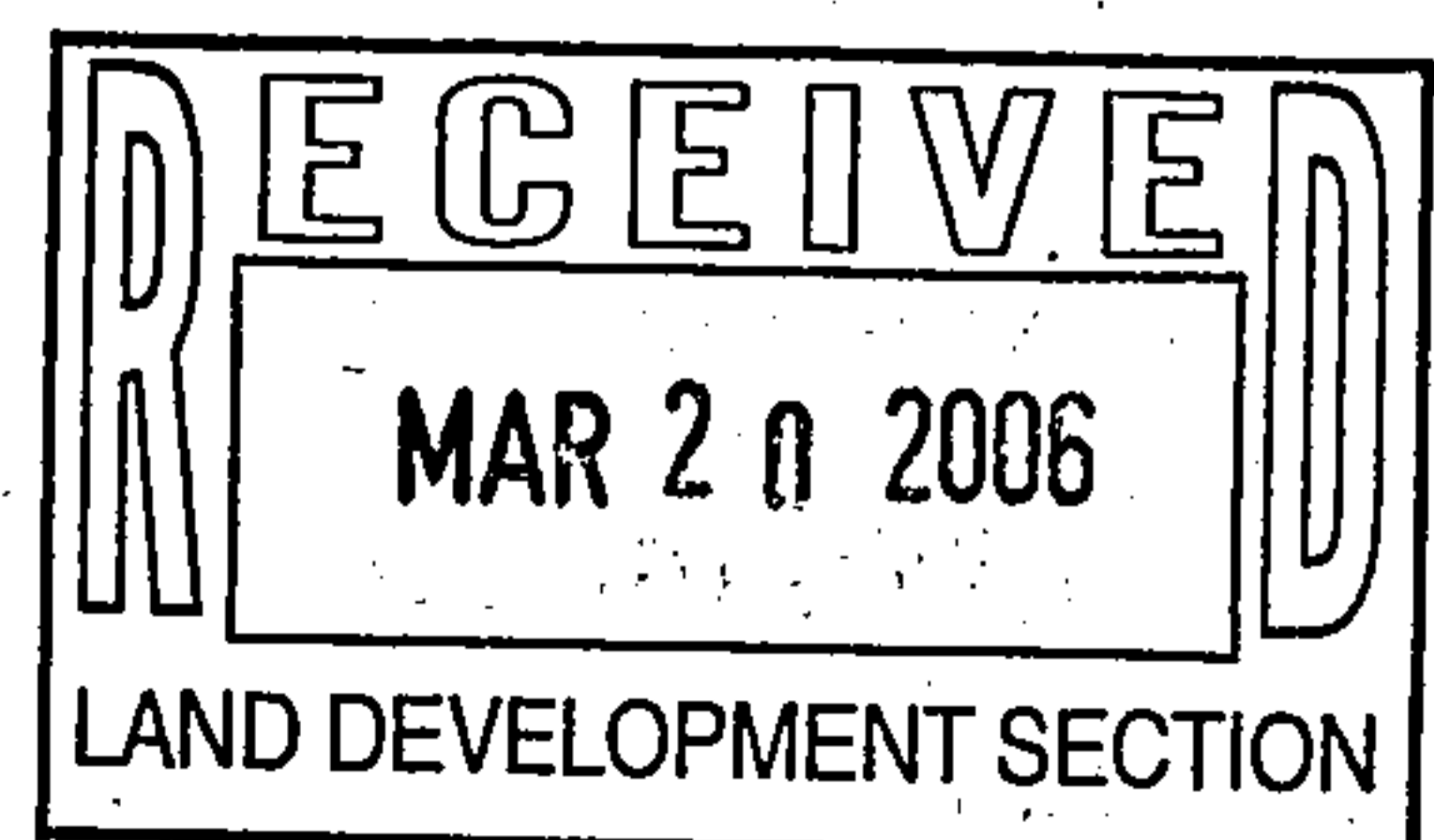
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY
COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE
OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE
RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER
PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

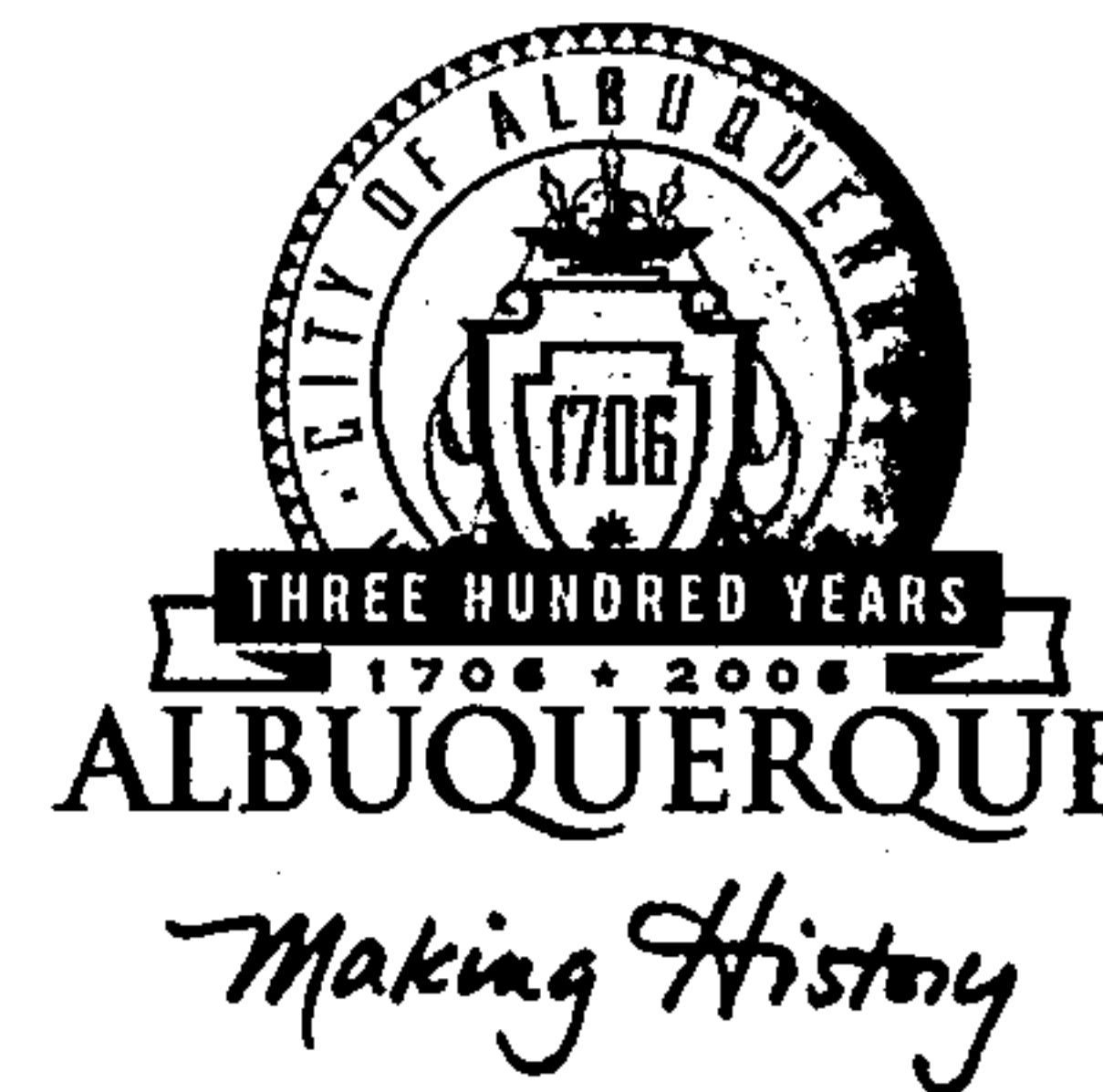
Signature of Engineer or Architect

3.14.06
Date



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 9, 2006

George Rainhart, Registered Architect
GEORGE RAINHART & ASSOCIATES
2325 San Pedro Dr. NE Ste. 213
Albuquerque, NM 87110

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
GENERAL DOLLAR, [K-18 / D10]
301B San Pedro Drive SE

Dear Mr. Rainhart:

Based on the information provided on your submittal dated March 9, 2006, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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 exact 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.

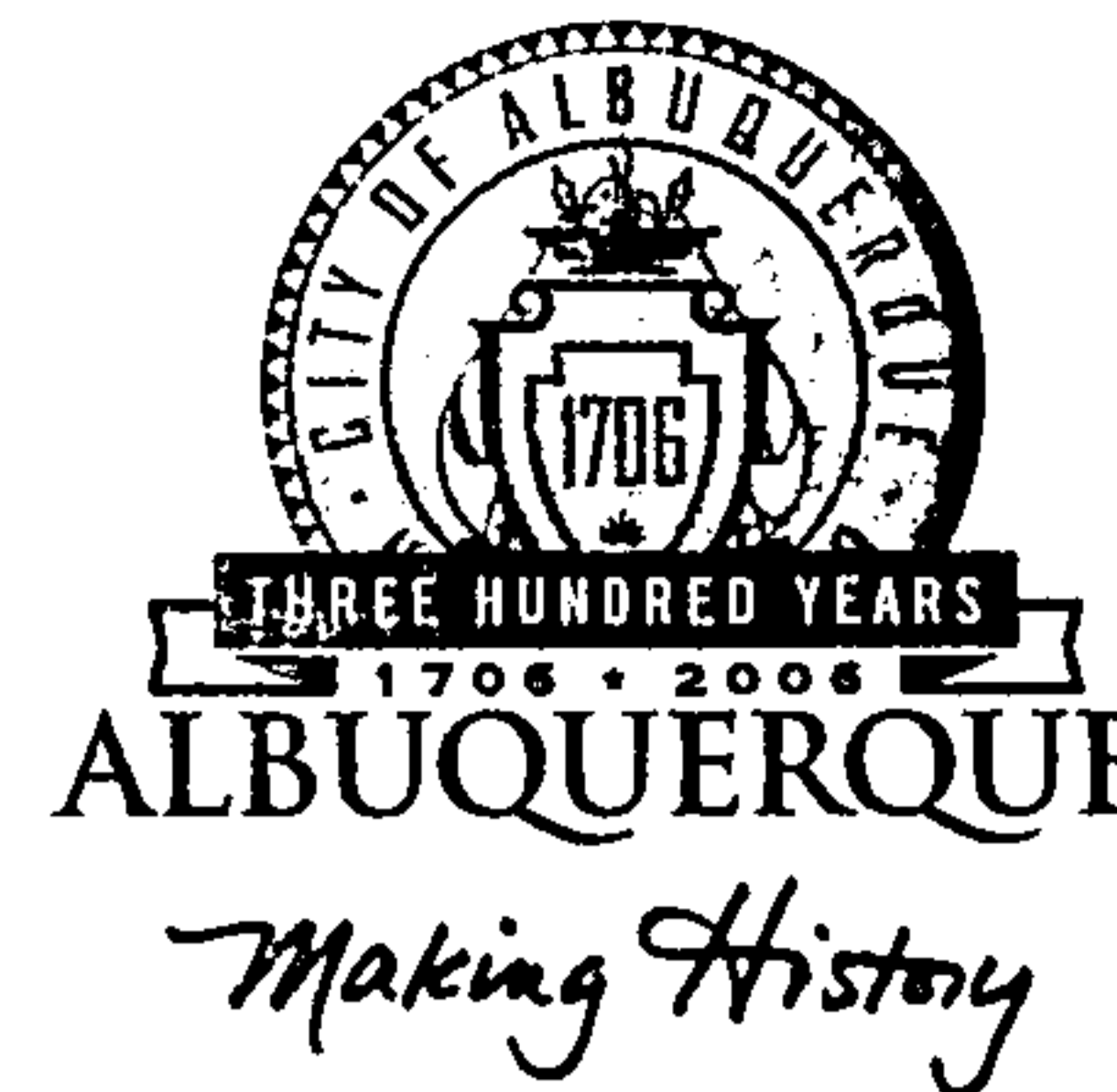
Sincerely,

Wilfred Gallegos, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

Requires^{approved} TCL, dated

CITY OF ALBUQUERQUE



March 2, 2006

Mr. Shahab Biazar, P.E.
**ADVANCED ENGINEERING AND
CONSULTING, LLC**
4416 Anaheim Ave. NE
Albuquerque, NM 87113

Re: DOLLAR GENERAL
301 San Pedro Drive SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/26/2005 (K-18/D10)
Certification dated 02/28/2006

P.O. Box 1293

Dear Shahab:

Albuquerque

Based upon the information provided in your submittal received 03/02/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

C: C.O. Clerk
File

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DOLLAR GENERAL ZONE ATLAS/DRG. FILE #: K18 / D10
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT C-1-1, LAND OF TIJERAS PLACE IMPROVMENTS COMPANY INC.
CITY ADDRESS: 301 San Pedro Dr. S.E.

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
ADDRESS: 4416 Anaheim Ave., NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
PHONE: (505) 899-5570
ZIP CODE: 87113

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:

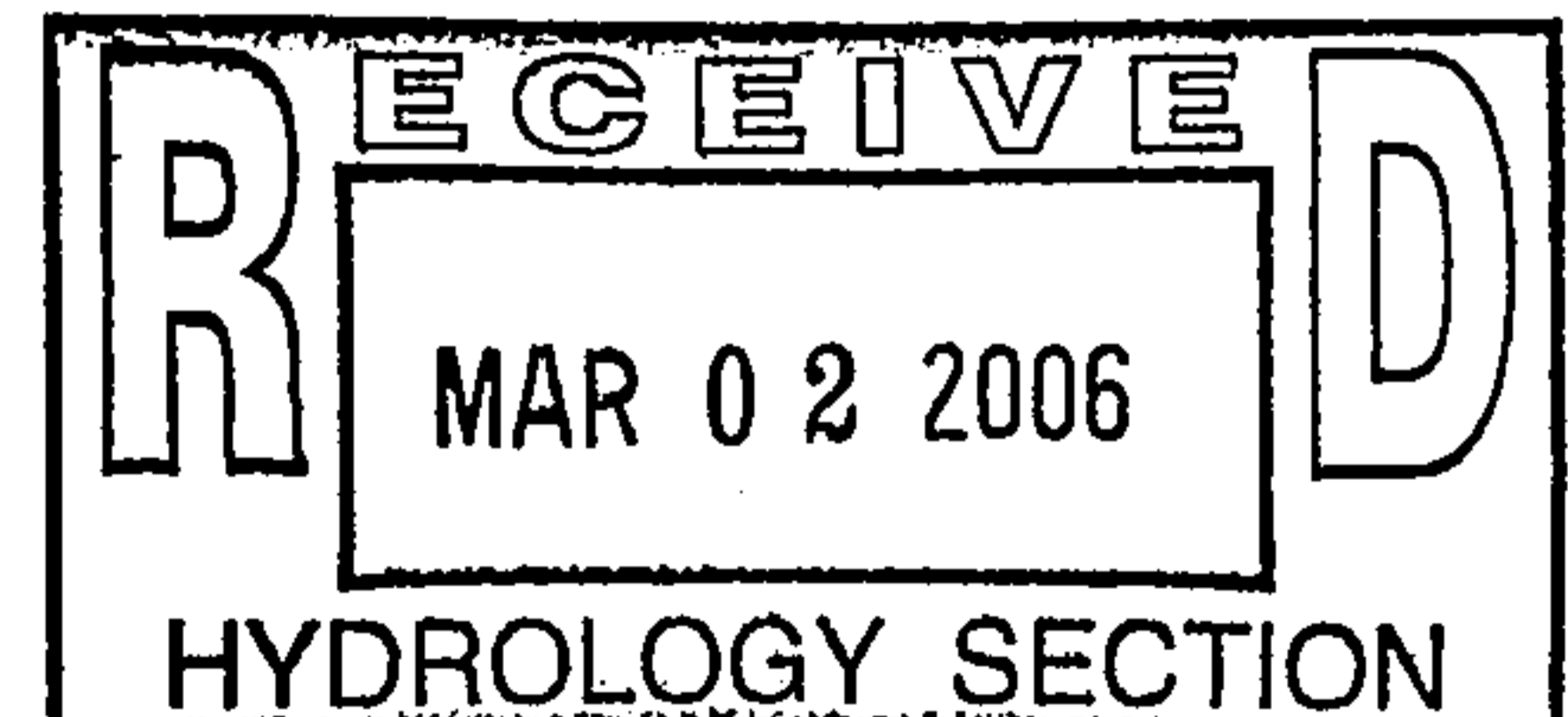
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR / LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEER'S CERTIFICATION (TCL)
_____ ENGINEER'S 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

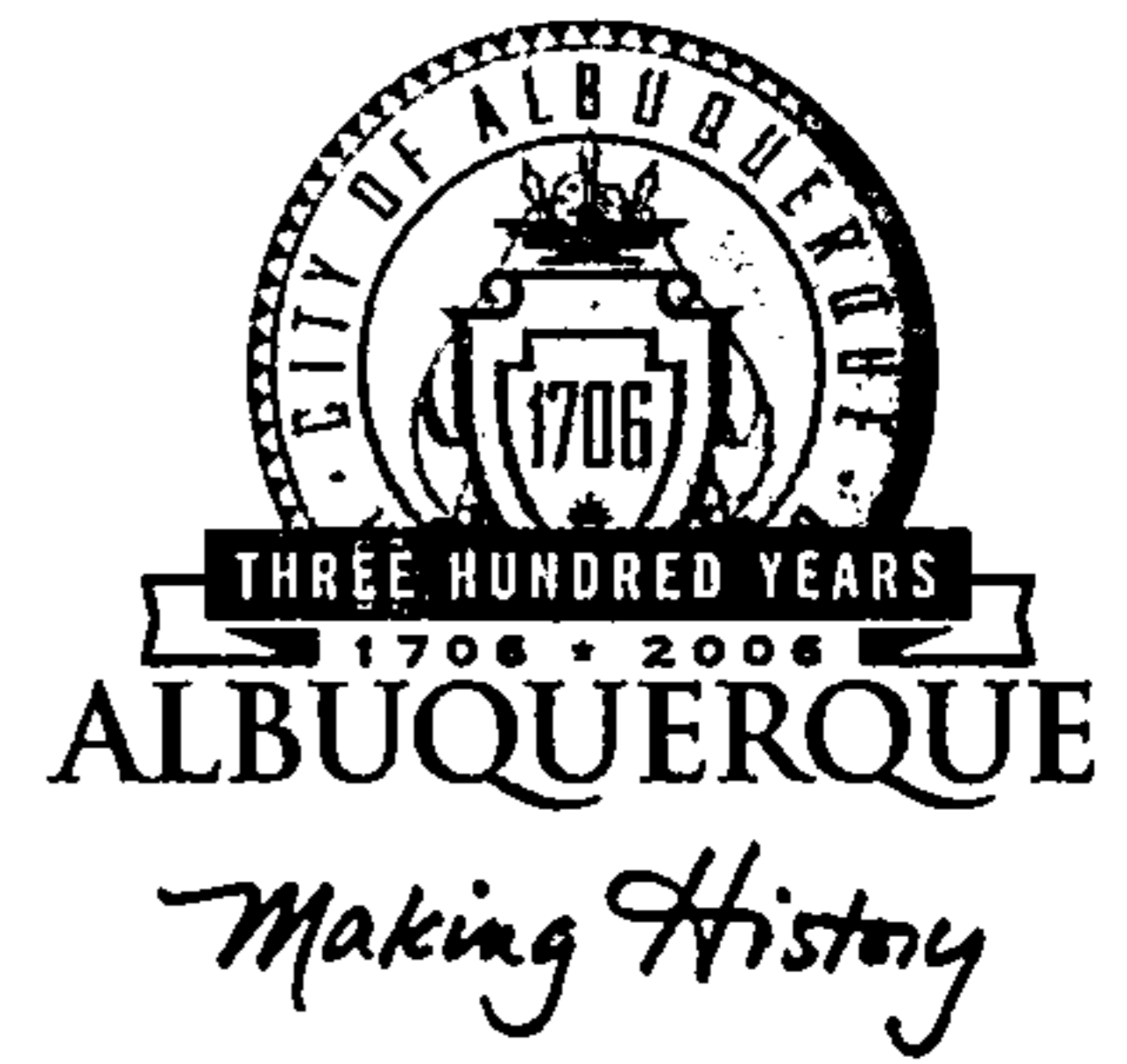


DATE SUBMITTED: 02 / 28 / 2006 BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
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 containing five (5) acres or more

CITY OF ALBUQUERQUE



December 30, 2005

Mr. Shahab Biazar, P.E.
**ADVANCED ENGINEERING AND
CONSULTING, LLC**
4416 Anaheim Ave. NE
Albuquerque, NM 87113

Re: FOX PLAZA SOUTH SHOPS (LOTS C1 & C2)
301 San Pedro Drive NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/14/2004 (K-18/D10)
Certification dated 12/29/2005

Dear Shahab:

P.O. Box 1293

Based upon the information provided in your submittal received 12/30/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

C: CO Clerk
File

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: FOX PLAZA SOUTH SHOPS ZONE ATLAS/DRG. FILE #: K18 / D10
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOTS C1 & C2, LAND OF TIJERAS PLACE IMPROVMENTS COMPANY INC.
CITY ADDRESS: 301 SAN PEDRO DR SE

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
ADDRESS: 4416 Anaheim Ave., NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
PHONE: (505) 899-5570
ZIP CODE: 87113

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
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S 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)

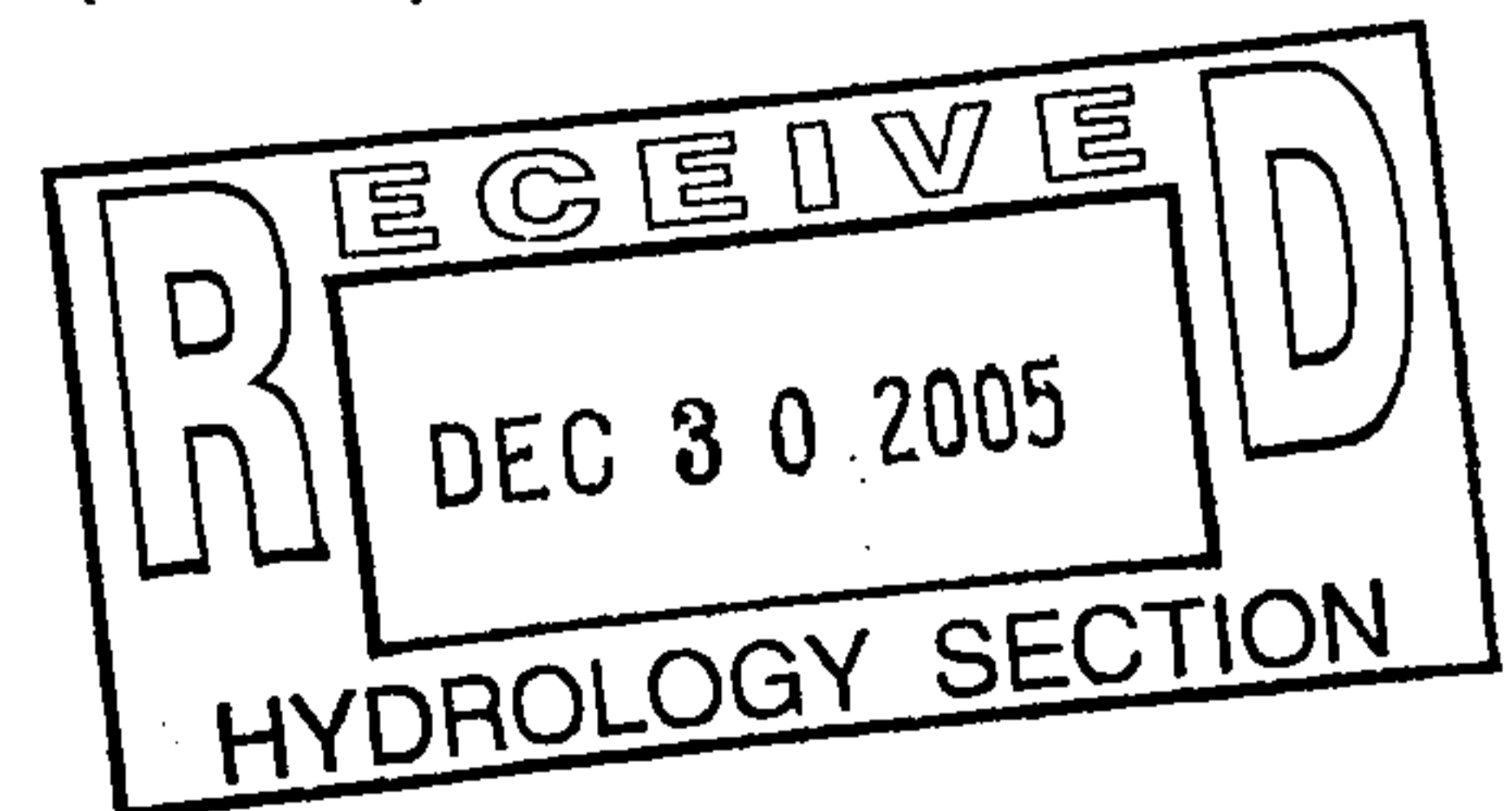
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

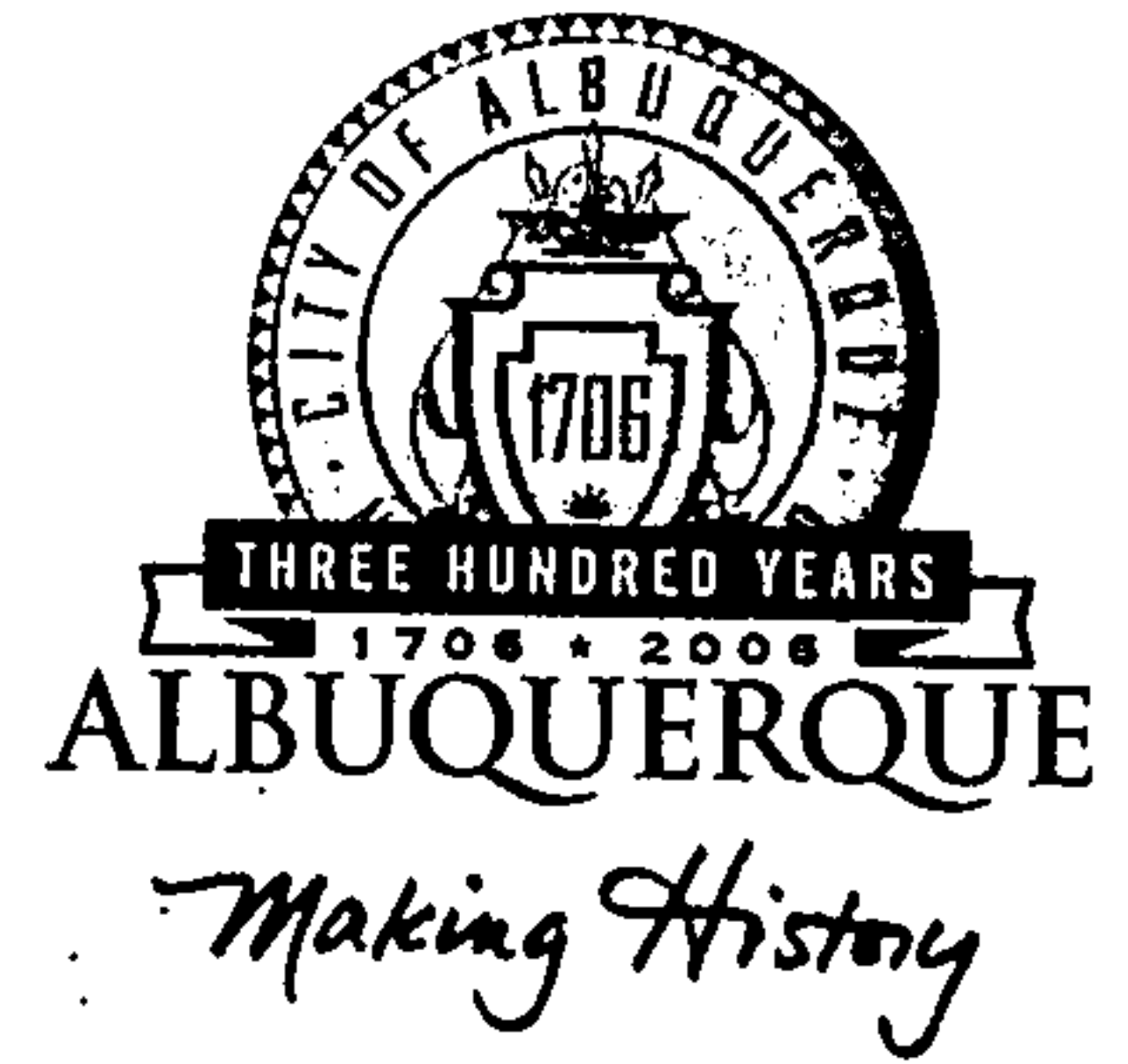
DATE SUBMITTED: 12 / 29 / 2005 BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
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 containing five (5) acres or more



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 21, 2005

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Dollar General - South Shops(Fox Plaza), [K-18 / D10]
301 San Pedro SE
Architect's Stamp Dated 12/20/05

Dear Mr. Rainhart:

P.O. Box 1293

The TCL / Letter of Certification submitted on December 20, 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

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: Fox Plaza South Shops ZONE MAP/DRG. FILE # K-18/D10
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot C-1-A Land of Tijeras Place Improvement Co. Inc.
 CITY ADDRESS: 301 San Pedro SE, Albuquerque, N.M. 87110

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

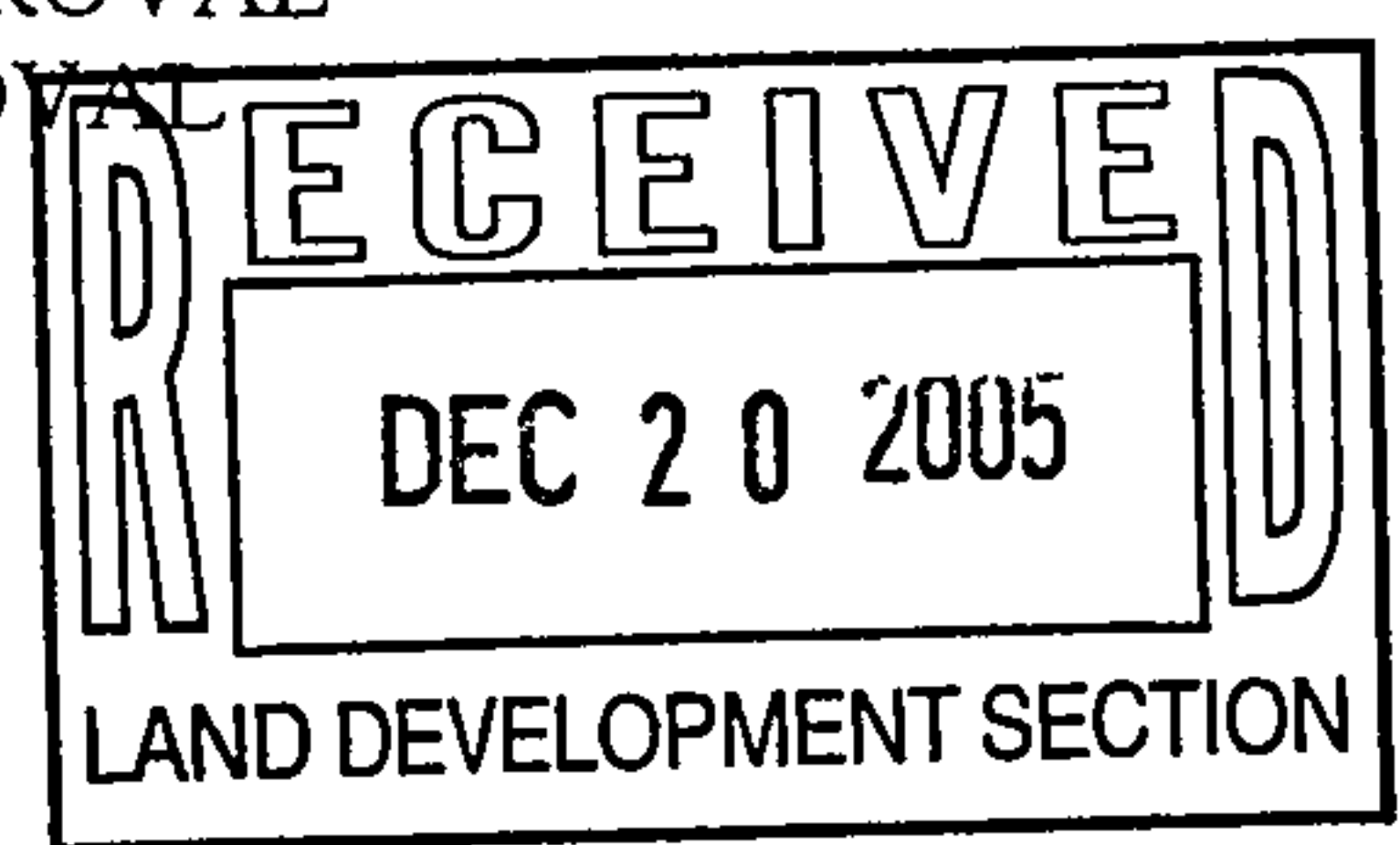
ARCHITECT: George Rainhart Architect & Assoc. CONTACT: Mike Saheny
 ADDRESS: 2325 San Pedro NE Suite 2-B PHONE: 884-9110 ex 108
 CITY, STATE: Albuquerque, N.M. ZIP CODE: 87110

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

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

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>TYPE OF SUBMITTAL:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> DRAINAGE REPORT <input type="checkbox"/> DRAINAGE PLAN 1st SUBMITTAL <input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL <input type="checkbox"/> CONCEPTUAL G & D PLAN <input type="checkbox"/> GRADING PLAN <input type="checkbox"/> EROSION CONTROL PLAN <input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY) <input type="checkbox"/> CLOMR/LOMR <input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT <input type="checkbox"/> ENGINEER'S CERT (TCL) <input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN) <input type="checkbox"/> OTHER | <p><u>CHECK TYPE OF APPROVAL SOUGHT:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE <input type="checkbox"/> PRELIMINARY PLAT APPROVAL <input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL <input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL <input type="checkbox"/> SECTOR PLAN APPROVAL <input type="checkbox"/> FINAL PLAT APPROVAL <input type="checkbox"/> FOUNDATION PERMIT APPROVAL <input type="checkbox"/> BUILDING PERMIT APPROVAL <input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM) <input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP) <input type="checkbox"/> GRADING PERMIT APPROVAL <input type="checkbox"/> PAVING PERMIT APPROVAL <input type="checkbox"/> WORK ORDER APPROVAL <input type="checkbox"/> OTHER (SPECIFY) _____ |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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



SUBMITTED BY: Michael Saheny DATE: 12-20-05

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.

TRAFFIC CERTIFICATION

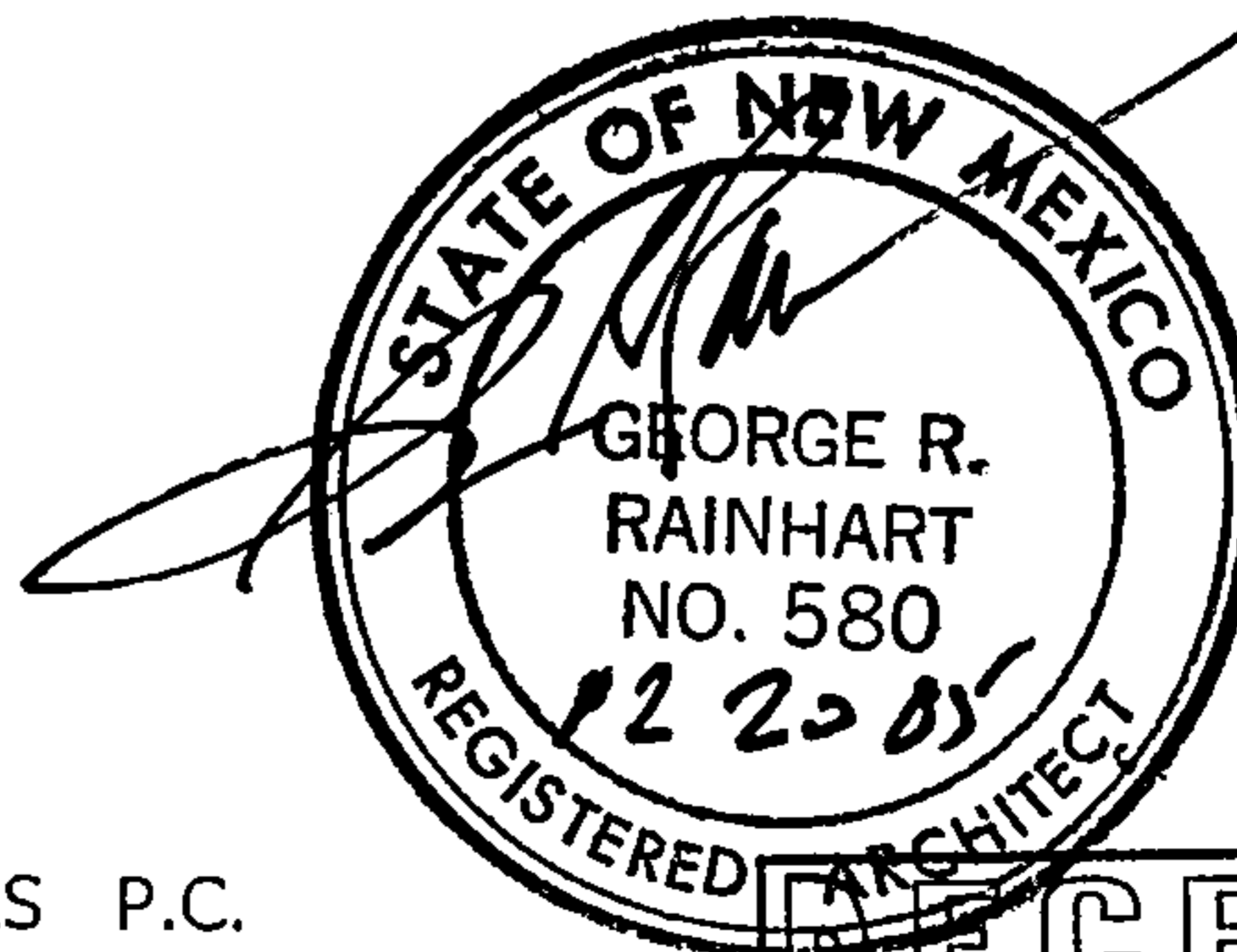
I, George Rainhart, NMPE OR NMRA #580, OF THE FIRM Rainhart Architect & Assoc., HEREBY CERTIFY THAT THIS PROJECT HAS IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6-20-05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Mike Sabraw OF THE FIRM Rainhart Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12-19-05 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 Permanent C of Occupancy

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.

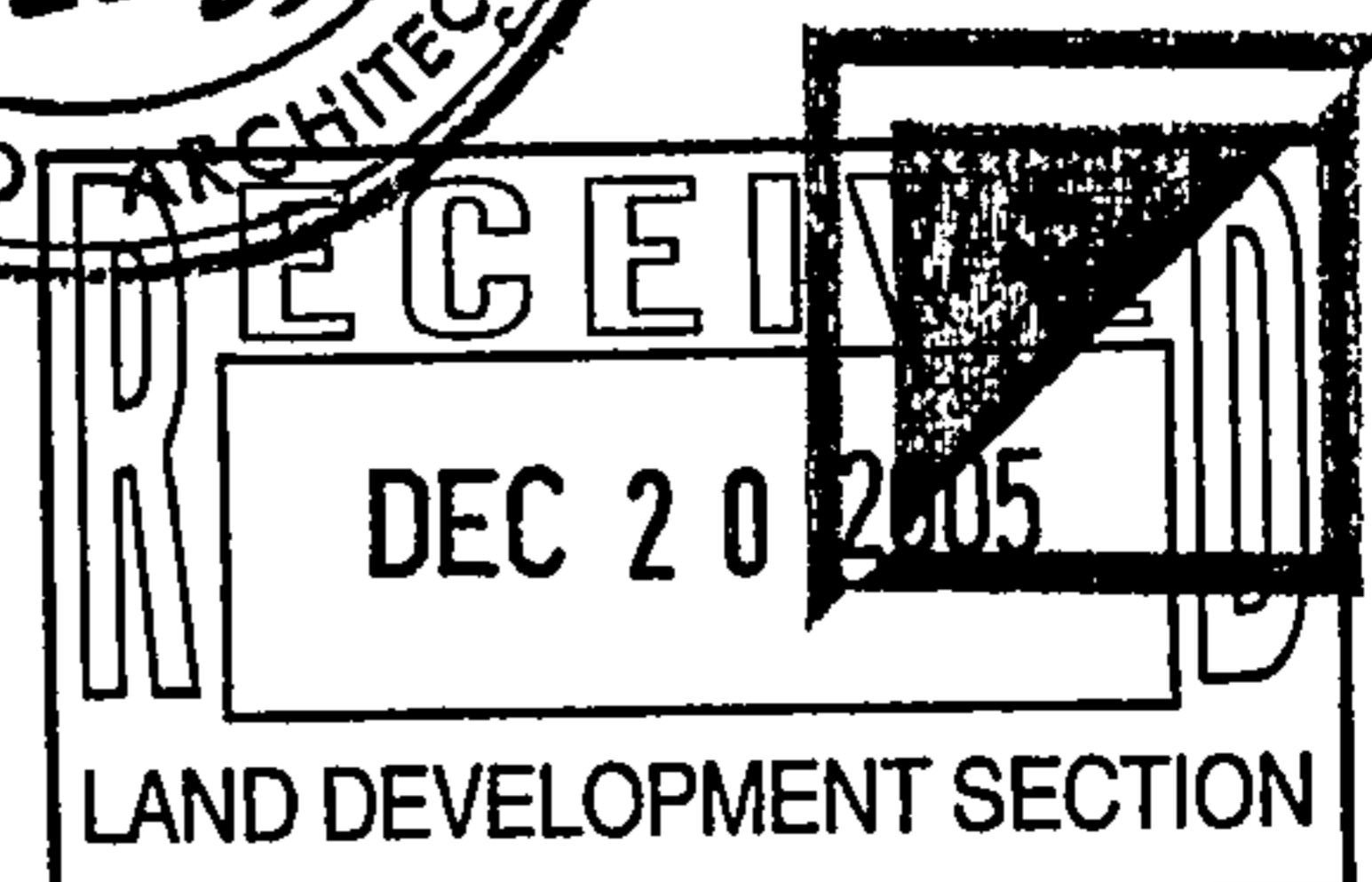
Signature of Engineer or Architect

Date

ENGINEER'S OR ARCHITECT'S STAMP



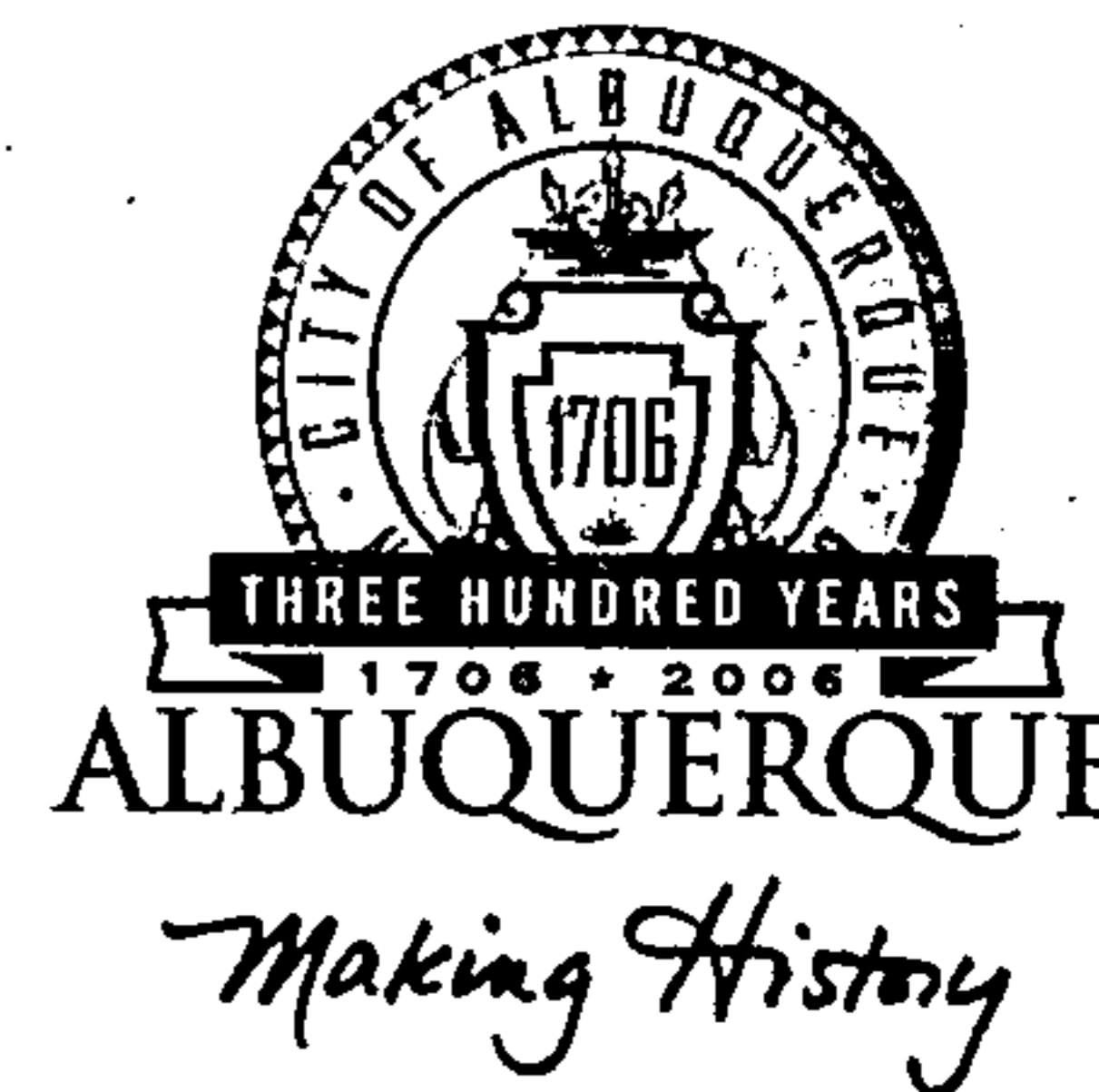
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO, NE, SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110 FAX: (505) 837-9877



CITY OF ALBUQUERQUE

October 21, 2005

George Rainhart, R.A.
George Rainhart & Associates PC
2325 San Pedro NE – Suite 2-B
Albuquerque, NM 87110



**Re: Dollar General, 301 San Pedro SE - Traffic Circulation Layout
Architect's Stamp dated 10-10-05 (K18-D10)**

Dear Mr. Rainhart,

The TCL submittal received 10-13-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESUBMITTAL

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

PROJECT TITLE: Dollar General ZONE MAP/DRG. FILE # K-18/D10
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot No C-1 Block # C
CITY ADDRESS: 301 San Pedro SE, Albuquerque, N.M. 87110

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Peterson, Fox LLC
ADDRESS: 2325 San Pedro NE
CITY, STATE: Albuquerque, N.M.

CONTACT: Dorey Peterson
PHONE: 884-3578
ZIP CODE: 87110

ARCHITECT: George Reinhart Architect & Assoc.
ADDRESS: 2325 San Pedro NE
CITY, STATE: Albuquerque, N.M.

CONTACT: Mike Salamy
PHONE: 884-9110
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

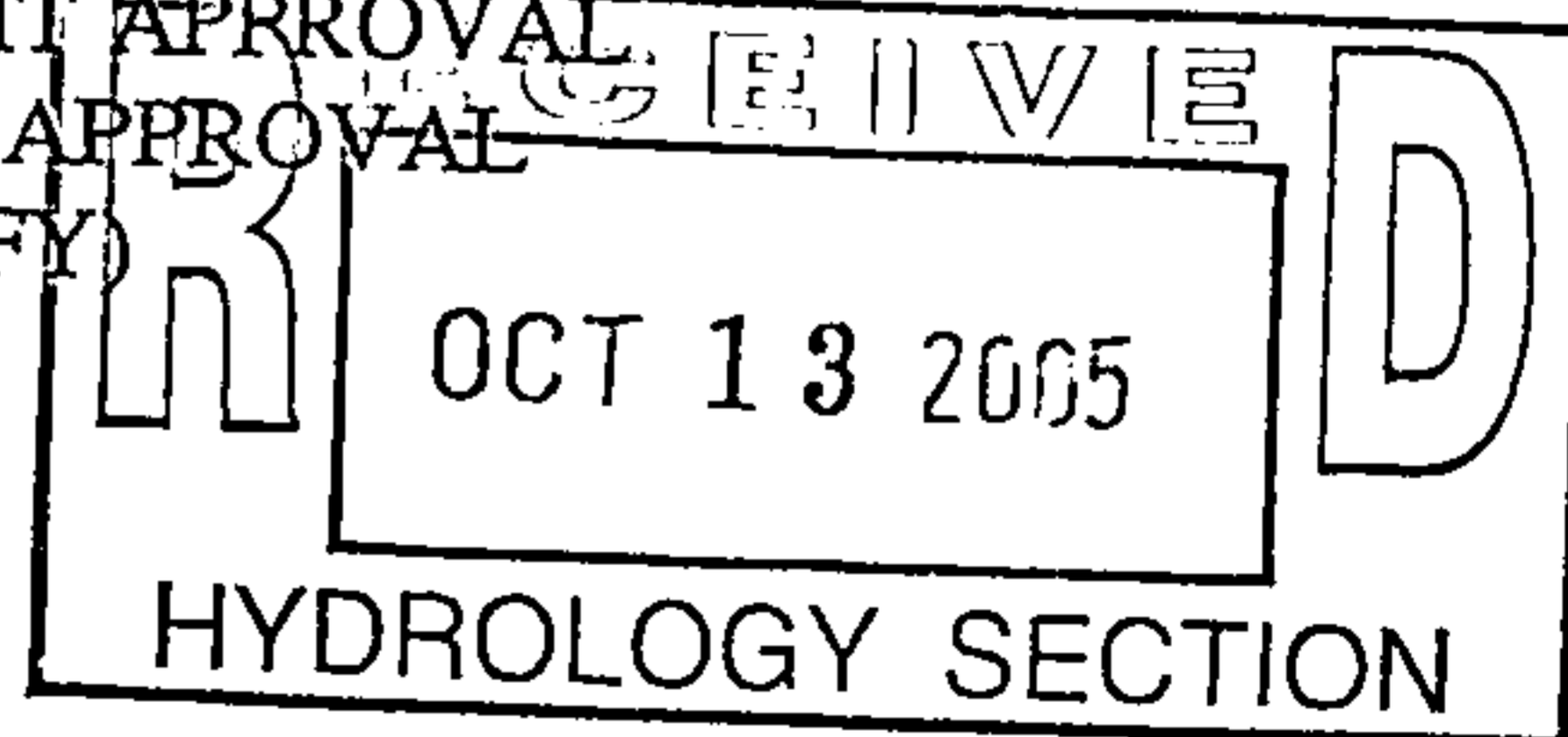
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

- ☐ 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 APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
COPY PROVIDED



SUBMITTED BY: [Signature] DATE: 9-29-05

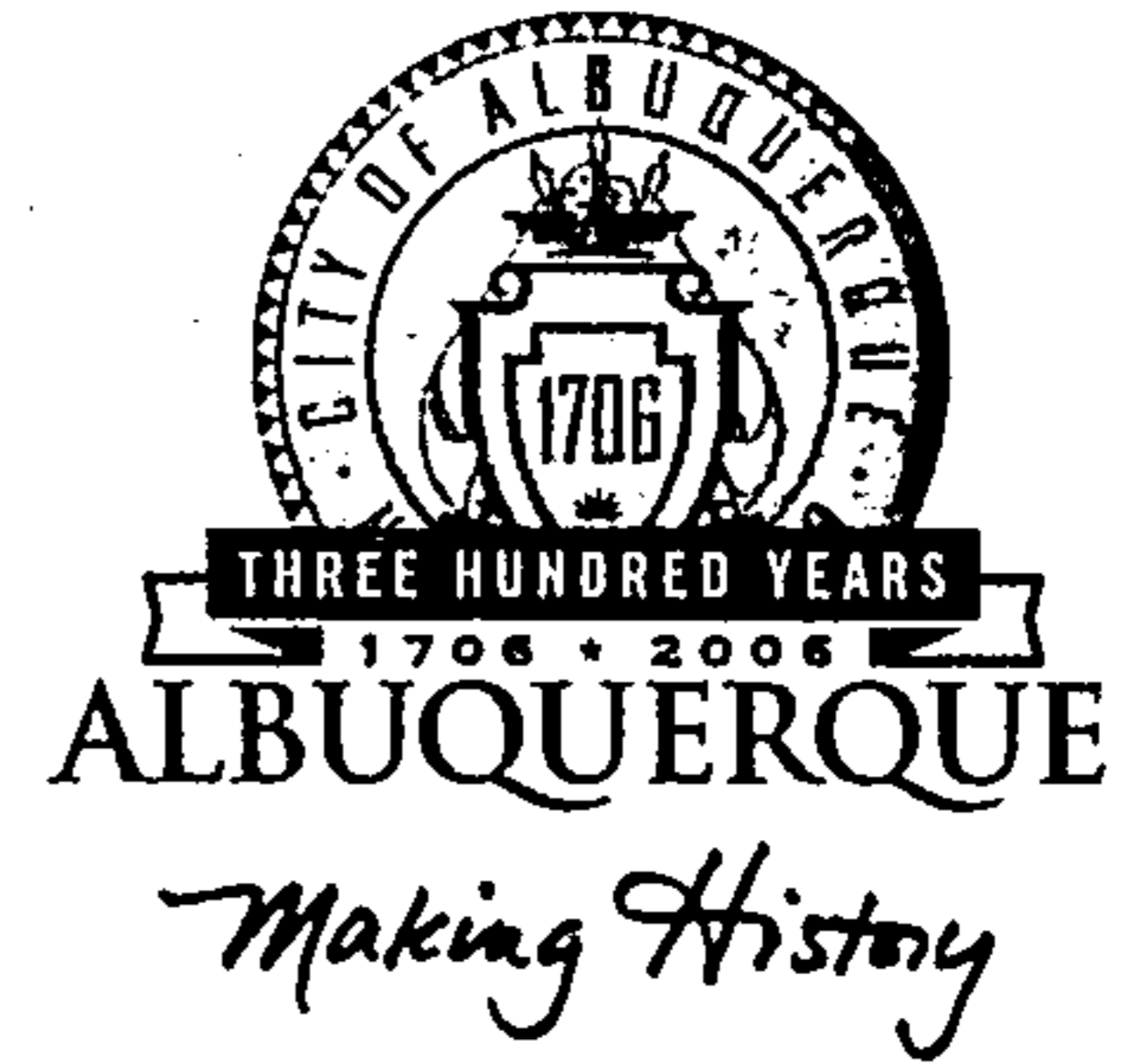
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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

APPROVED

CALL

CITY OF ALBUQUERQUE



October 10, 2005

George Rainhart, R.A.
George Rainhart & Associates PC
2325 San Pedro NE – Suite 2-B
Albuquerque, NM 87110

**Re: Dollar General, 301 San Pedro SE - Traffic Circulation Layout
Architect's Stamp dated 9-29-05 (K18-D10)**

Dear Mr. Rainhart,

Based upon the information provided in your submittal received 9-29-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

- Call out the width of the access easement
- Provide a minimum width of 8' for the proposed sidewalk along the north and south sides of the building. This will provide 2' of overhang for the 18' deep parking stalls and a clear path of 6'.

Albuquerque

If you have any questions, you can contact me at 924-3991.

New Mexico 87103

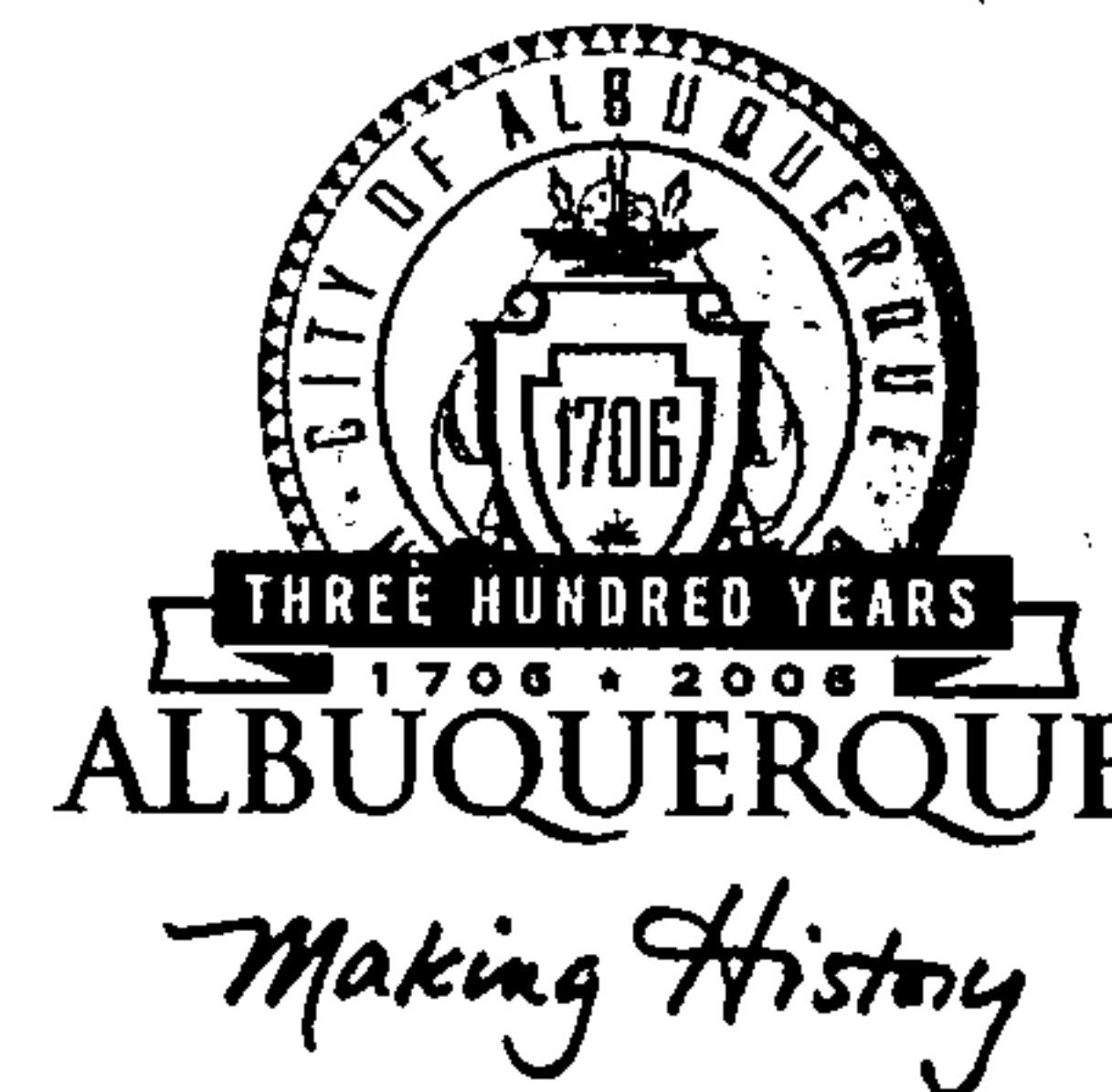
Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

CITY OF ALBUQUERQUE



August 30, 2005

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LLC
4416 Anaheim Ave. NE
Albuquerque, NM 87113

**Re: Dollar General, 301 San Pedro Dr. SE - Grading & Drainage Plan
Engineer's Stamp dated 8-26-05 (K18-D10)**

Dear Mr. Biazar,

Based upon the information provided in your submittal dated 8-26-05, 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.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DOLLAR GENERAL ZONE ATLAS/DRG. FILE #: K18 / D10
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT C-1-1, LAND OF TIJERAS PLACE IMPROVMENTS COMPANY INC.

CITY ADDRESS: _____

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
ADDRESS: 4416 Anaheim Ave., NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
PHONE: (505) 899-5570
ZIP CODE: 87113

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:

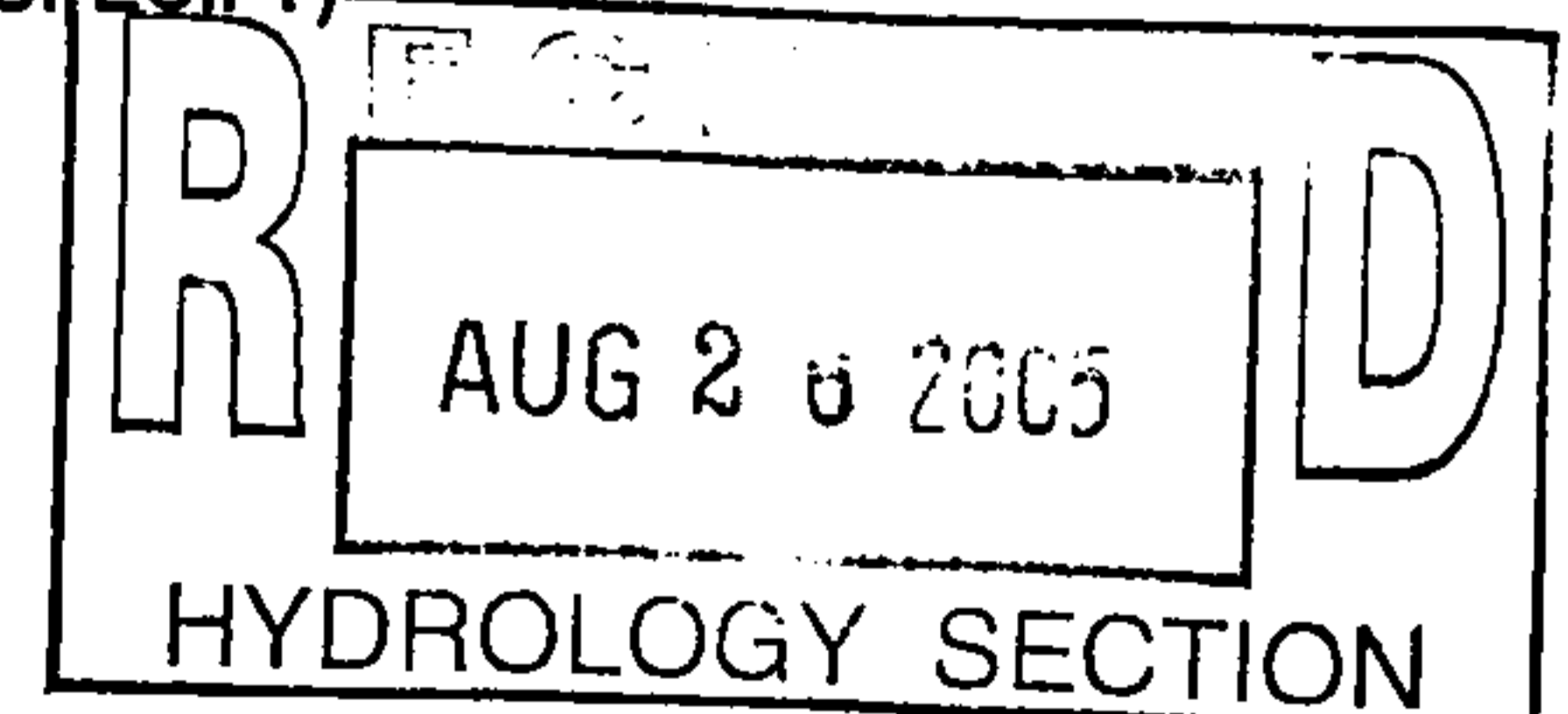
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
☐ ~~CONCEPTUAL GRADING & DRAINAGE PLAN~~
☒ GRADING PLAN *Resub*
☐ ~~EROSION CONTROL PLAN~~
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (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

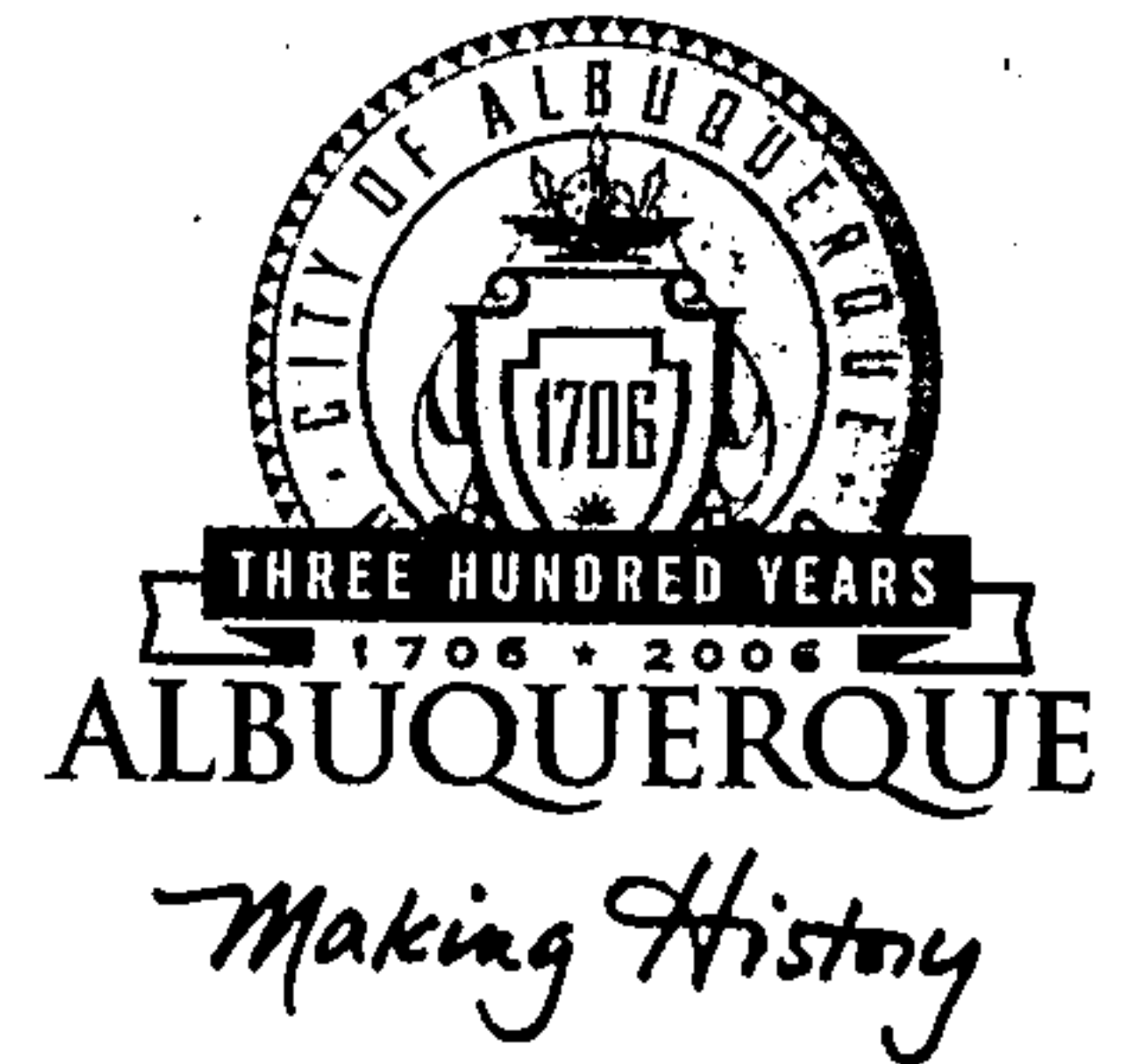


DATE SUBMITTED: 08 / 26 / 2005 BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
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 containing five (5) acres or more

CITY OF ALBUQUERQUE



August 16, 2005

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LLC
4416 Anaheim Ave. NE
Albuquerque, NM 87113

Re: Dollar General, 301 San Pedro Dr. SE - Grading Plan
Stamp dated 8-4-05 (K18-D10)

Engineer's

Dear Mr. Biazar,

Based upon the information provided in your submittal dated 8-4-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Call out sidewalk culvert and provide detail or reference the City of Albuquerque Standard Drawing.
- Delineate between existing and proposed features. Label the existing features with the existing spot and grade elevation symbology as shown in the legend.

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

Sincerely,

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

cc: file

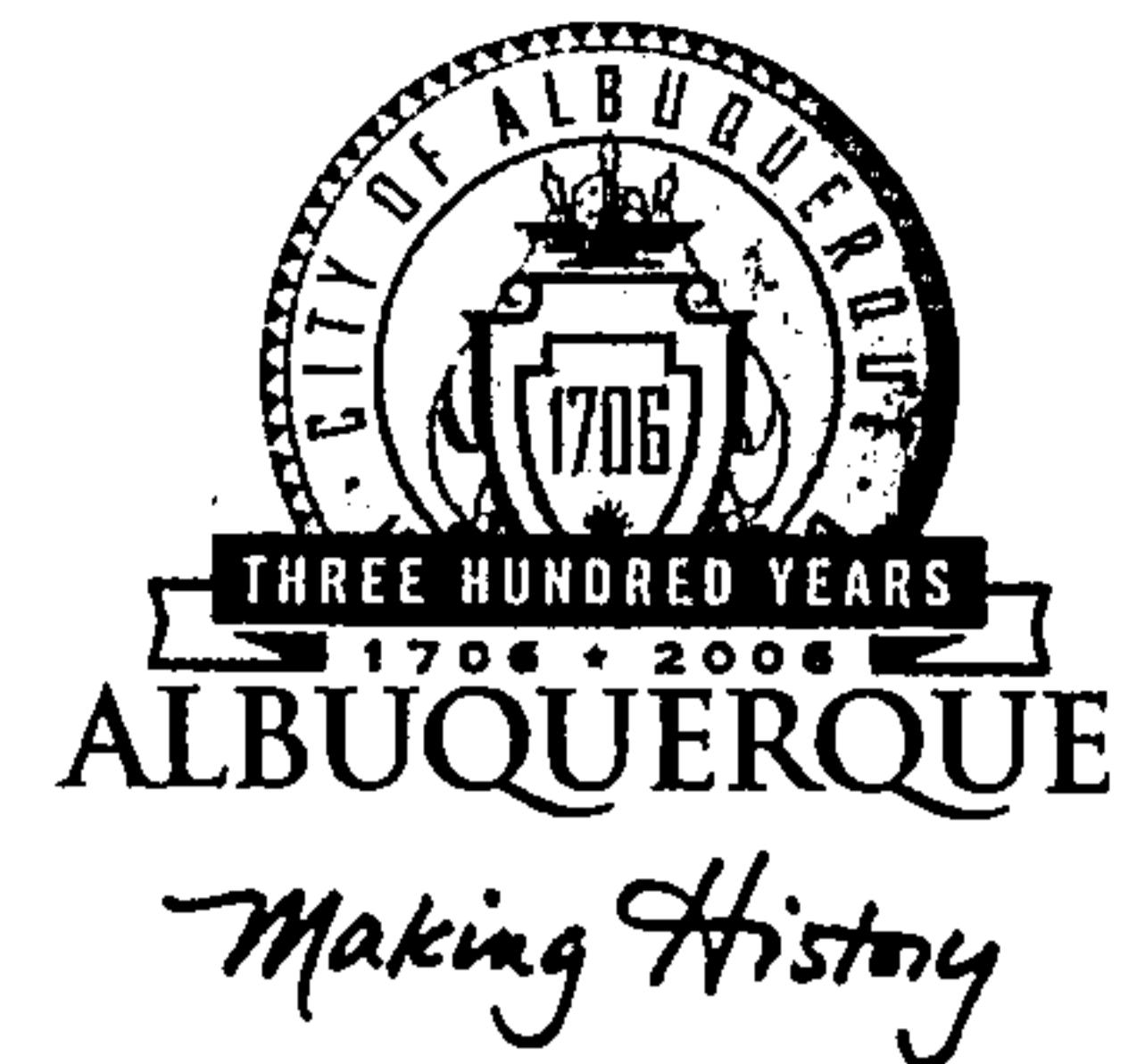
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



February 14, 2005

George Rainhart, R.A.
George Rainhart Architect & Associates
2325 San Pedro NE Suite 2-B
Albuquerque, NM 87110

Re: Fox Plaza South Shops, 301 San Pedro Dr SE, Traffic Circulation Layout
Architect's Stamp dated 2-08-05 (K18-D10)

Dear Mr. Rainhart,

The TCL submittal received 2-08-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

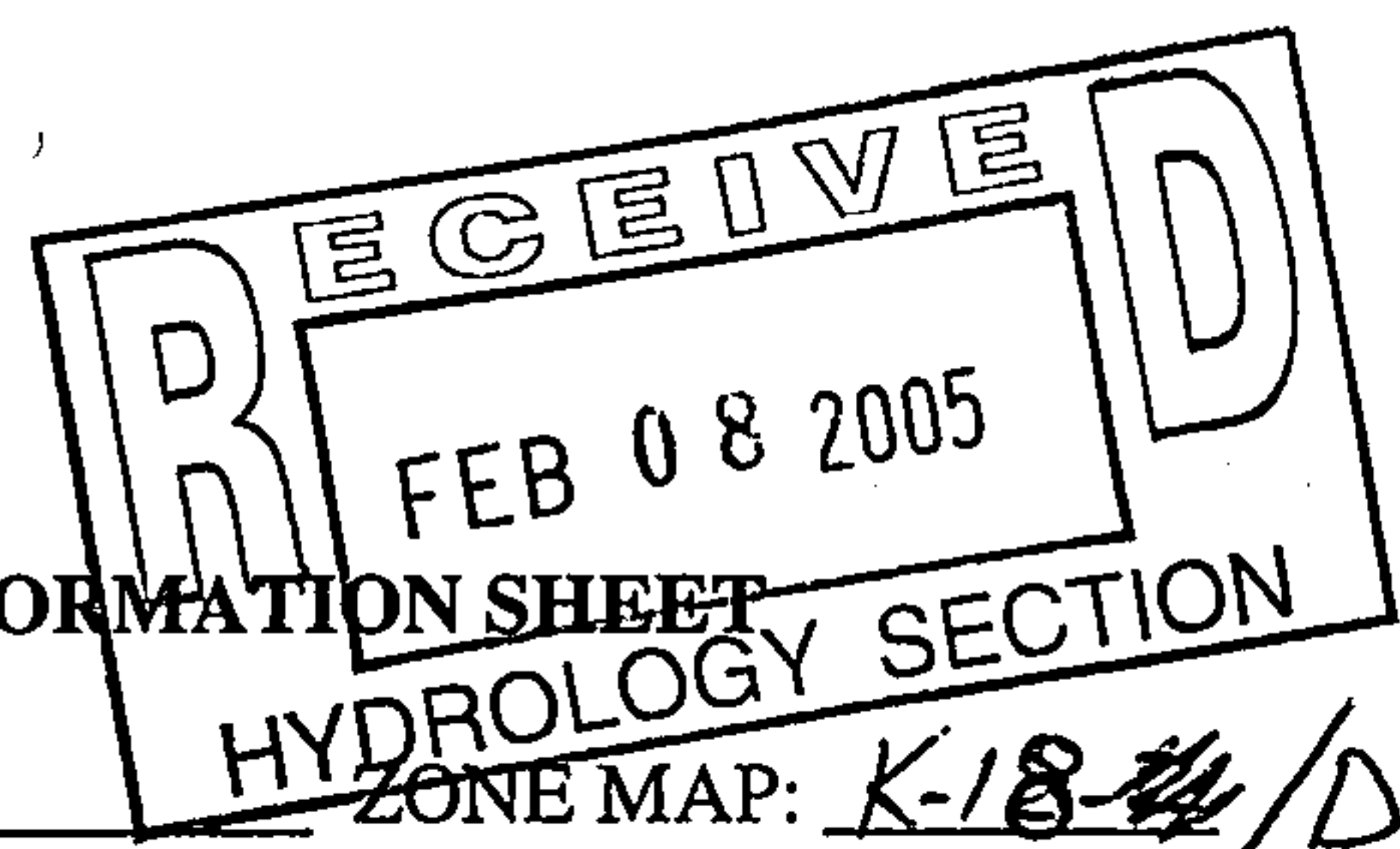
When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

cc: file



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: Fox Plaza South
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot C1 C2 SW 1/4 Sect. 24 Township 10 N Range 3 East
CITY ADDRESS: 301 San Pedro St

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

ARCHITECT: George Reinhardt Architects CONTACT: Mike LaBray
ADDRESS: 1325 San Pedro St PHONE: 884-9110
CITY, STATE: Albuquerque NM ZIP CODE: 87110

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

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

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

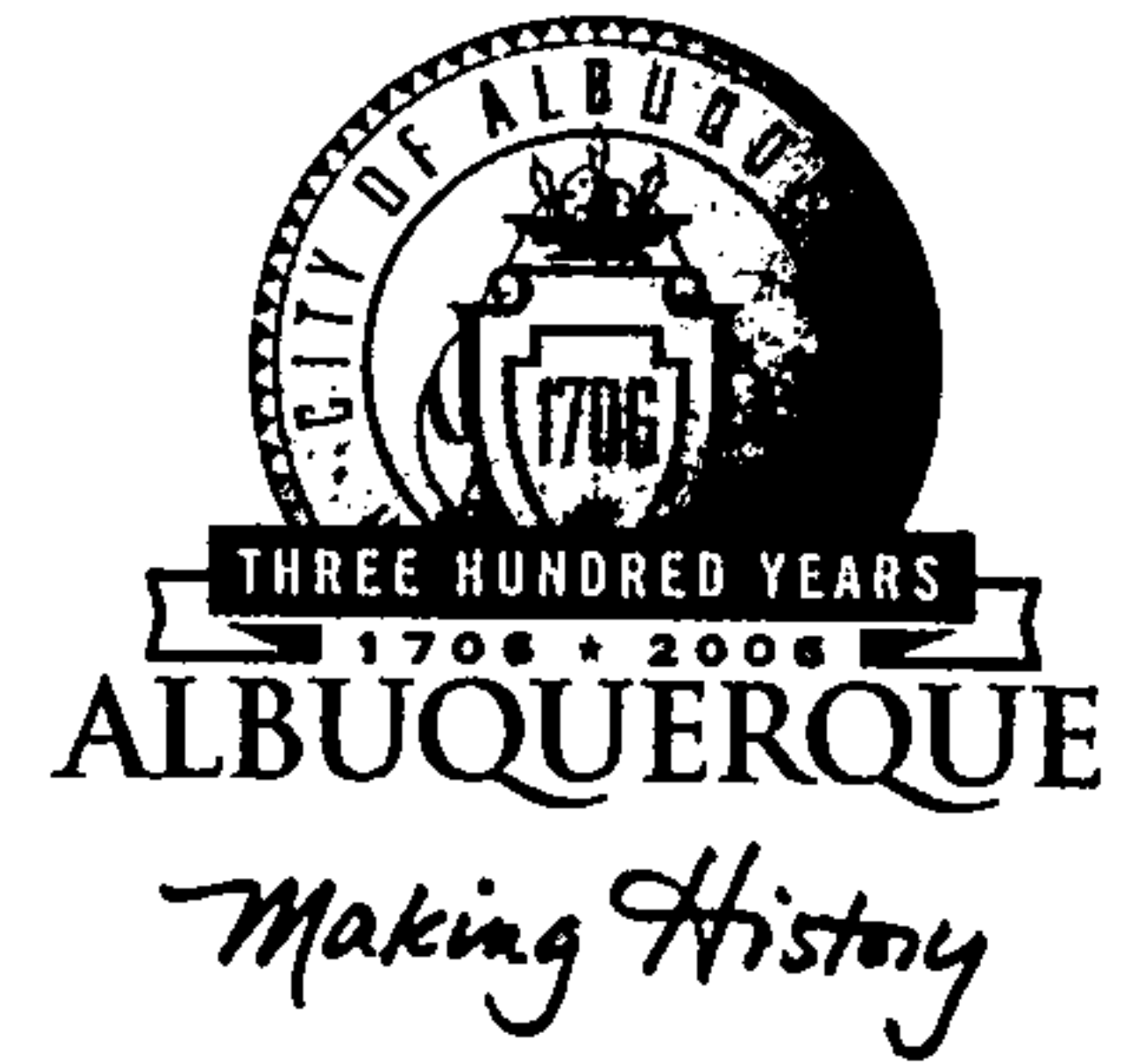
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2-8-05 BY: Mal Shy

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.

CITY OF ALBUQUERQUE



February 3, 2005

George Rainhart, R.A.
George Rainhart Architect & Associates
2325 San Pedro NE Suite 2-B
Albuquerque, NM 87110

**Re: Fox Plaza South Shops, 301 San Pedro Dr SE, Traffic Circulation Layout
Architect's Stamp dated 1-27-05 (K18-D10)**

Dear Mr. Rainhart,

Based upon the information provided in your submittal received 1-31-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- ~~1.~~ For passenger vehicles, the minimum end island radius is 15 feet.
- ~~2.~~ Define the angle used in the angled parking spaces.
- ~~3.~~ Please show a vicinity map.
- ~~4.~~ Call out which parking spaces are existing and which are proposed.
- ~~5.~~ Please include two copies of the traffic circulation layout at the next submittal.
- ~~6.~~ Label the compact parking spaces by placing the words "compact" on the pavement of each space.

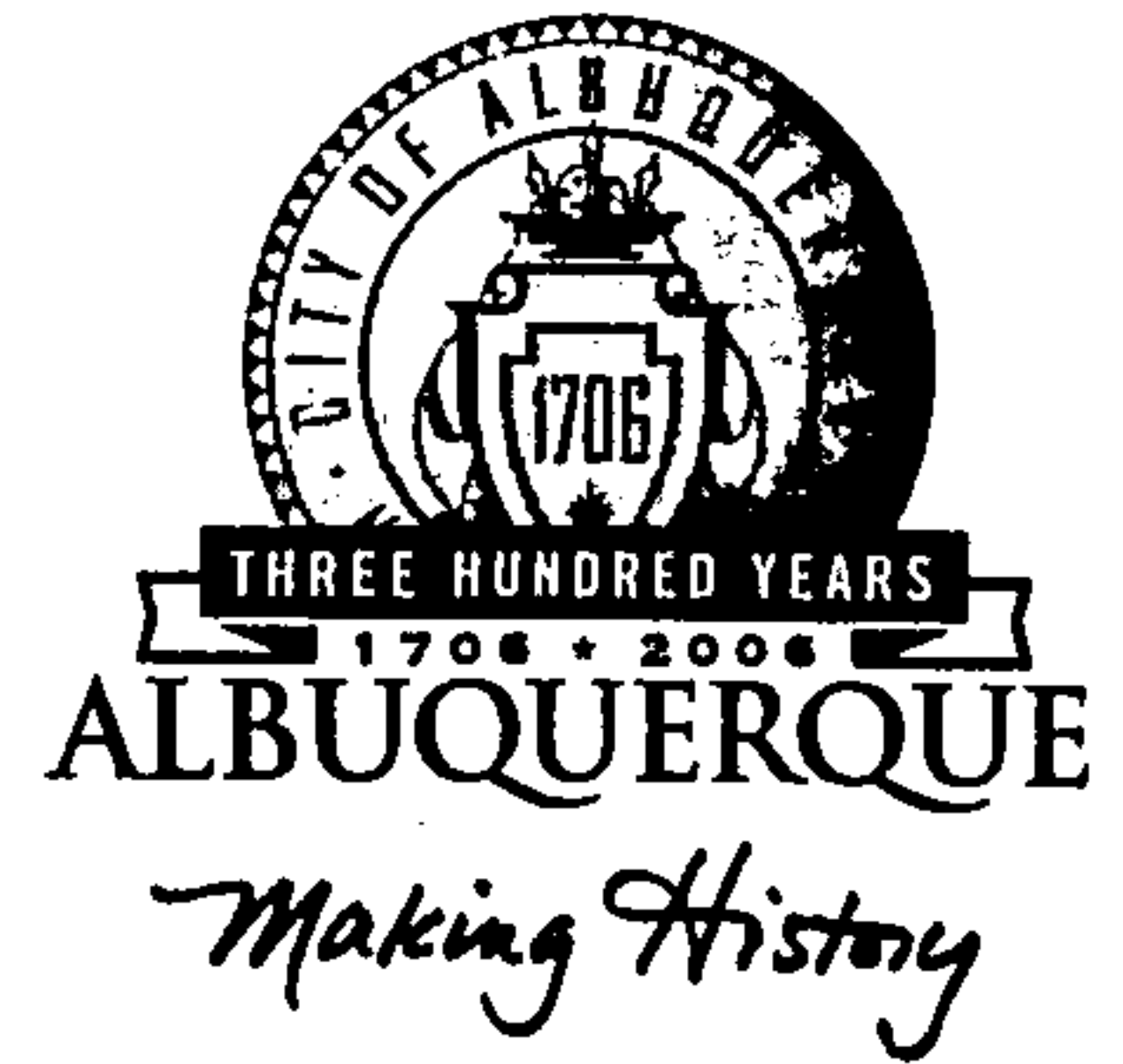
If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



December 21, 2004

Shahab Biazar PE
Advanced Engineering and Consulting
10205 Snowflake Ct NW
Albuquerque, NM 87114

Re: Fox Plaza South Shops Drainage Report
Engineer's Stamp dated 11-4-04 (K18/D10)

Dear Mr. Biazar,

Based upon the information provided in your submittal dated 10-9-04, the above referenced report is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required as well as the AMAFCA agreement.

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: Chuck Caruso, CoA
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: FOX PLAZA SOUTH SHOPS ZONE ATLAS/DRG. FILE #: K18 / D10
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOTS C1 & C2, LAND OF TIJERAS PLACE IMPROVMENTS COMPANY INC.
CITY ADDRESS: 315 San Pedro NE.

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
ADDRESS: 4416 Anaheim Ave., NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
PHONE: (505) 899-5570
ZIP CODE: 87113

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

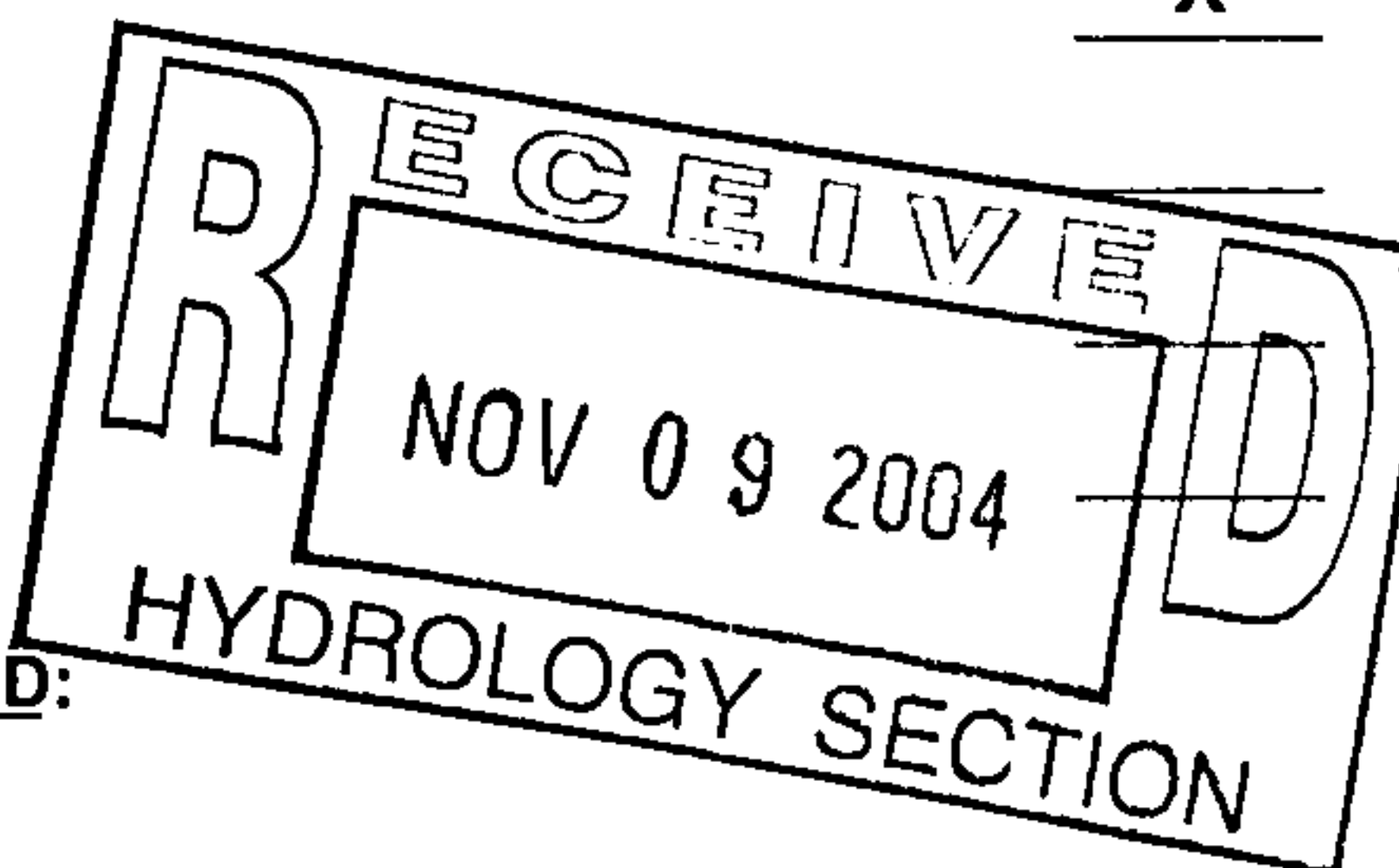
bf fee paid ✓

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

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)



DATE SUBMITTED: 11 / 04 / 2004 BY: Shahab Biazar, P.E.

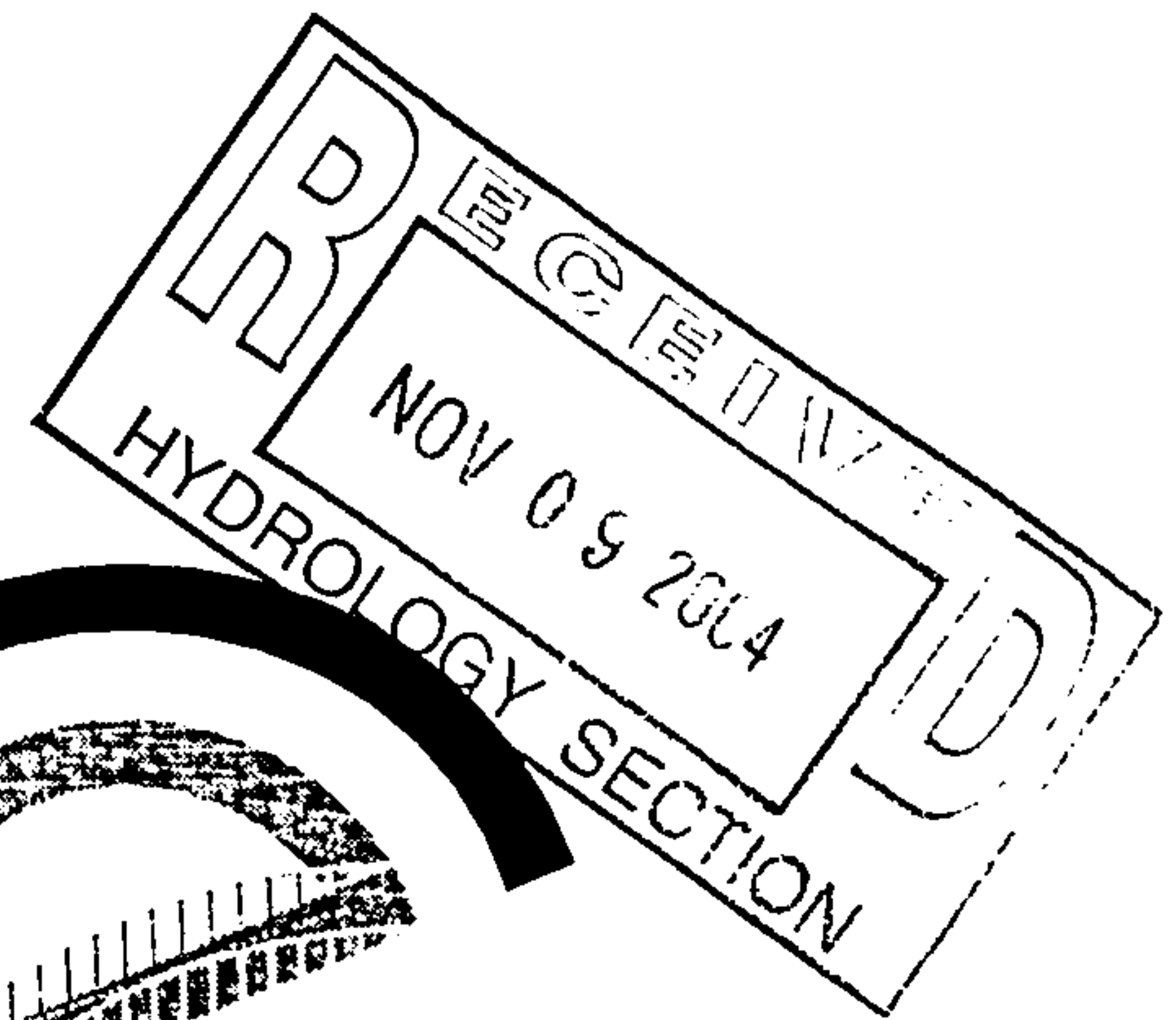
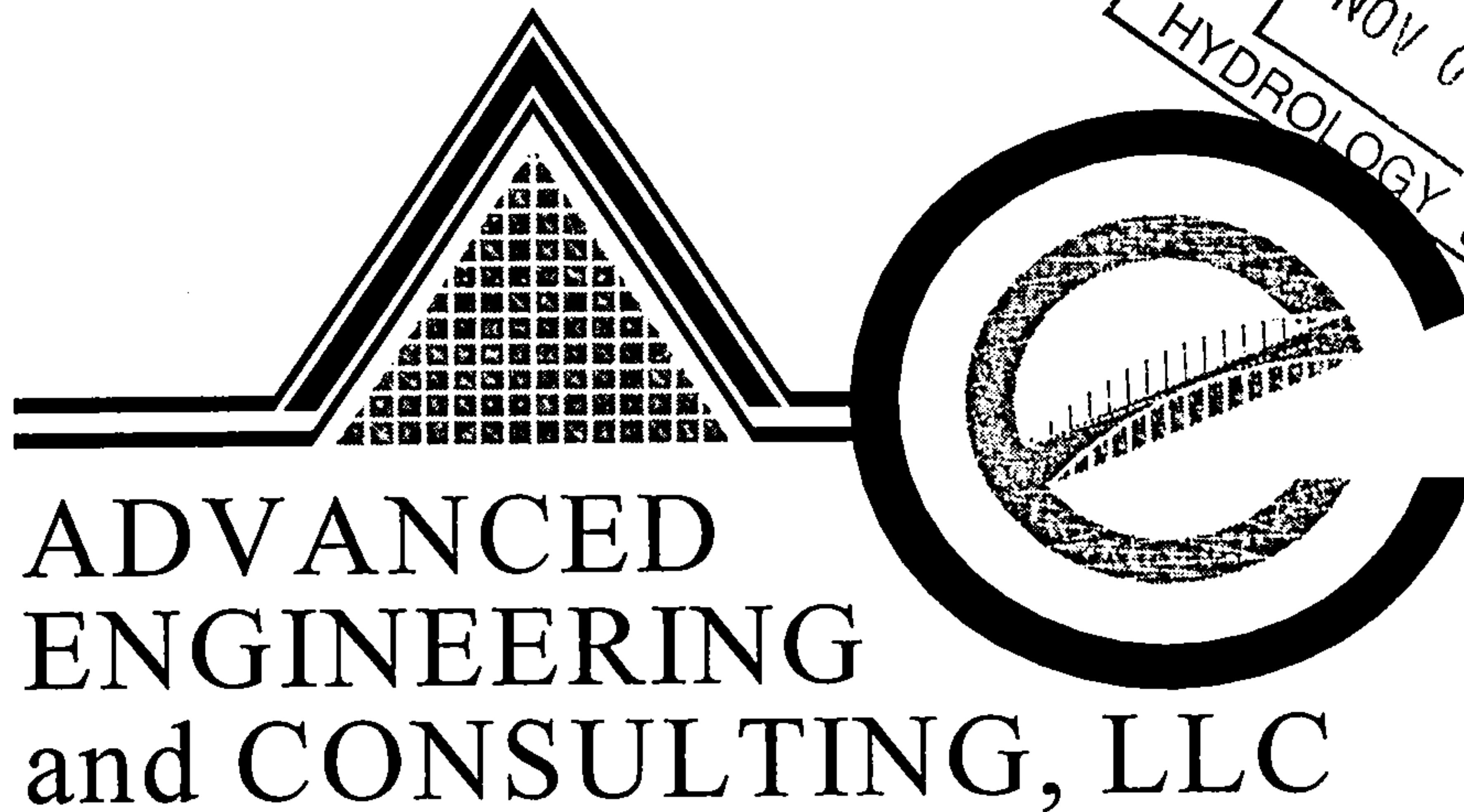
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittals may be required based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

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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 containing five (5) acres or more

DRAINAGE REPORT
FOR

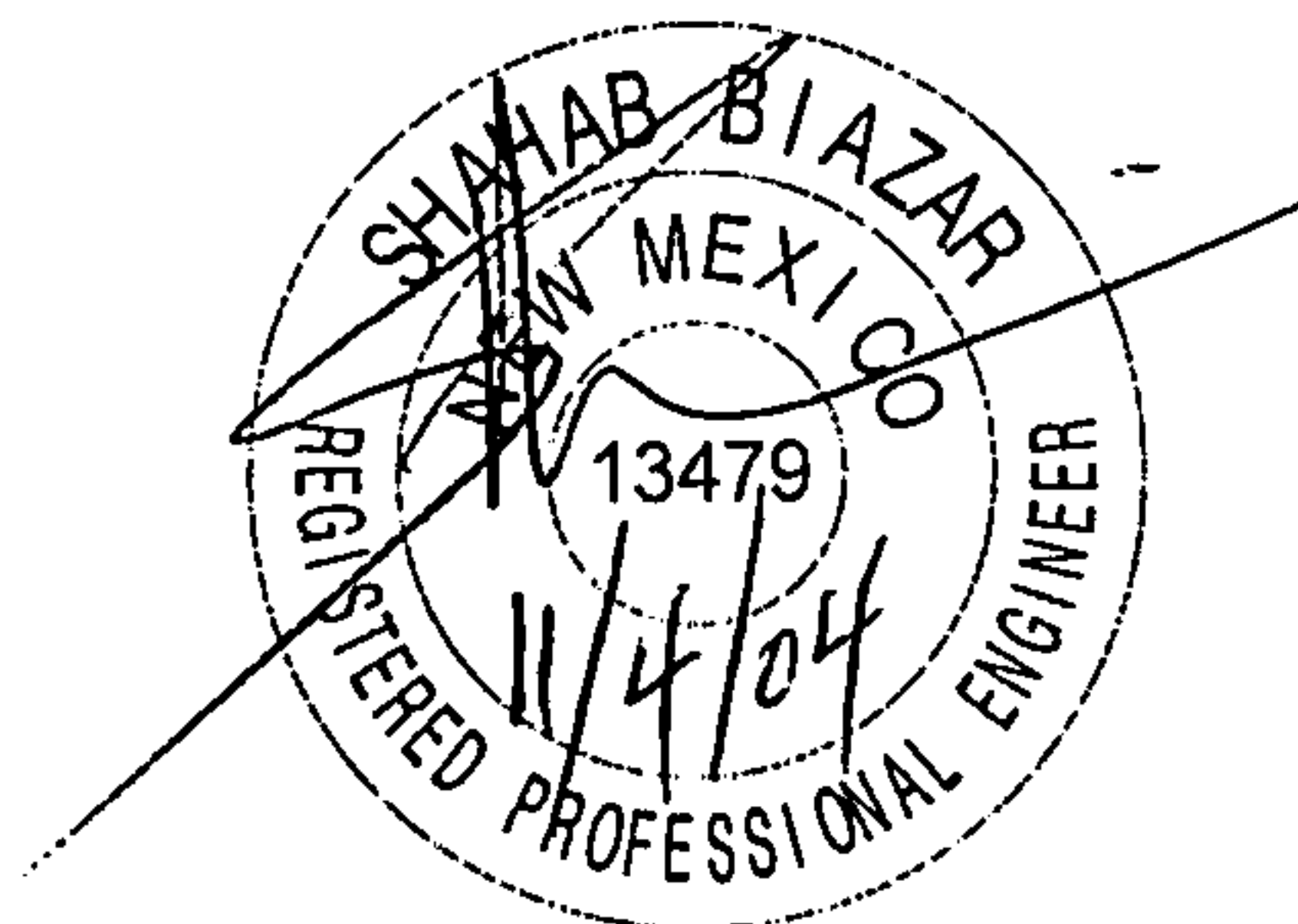
FOX PLAZA SOUTH SHOPS
LOTS C1 & C2, LAND OF TIJERAS PLACE IMPROVMENTS
COMPANY INC.

Prepared by:

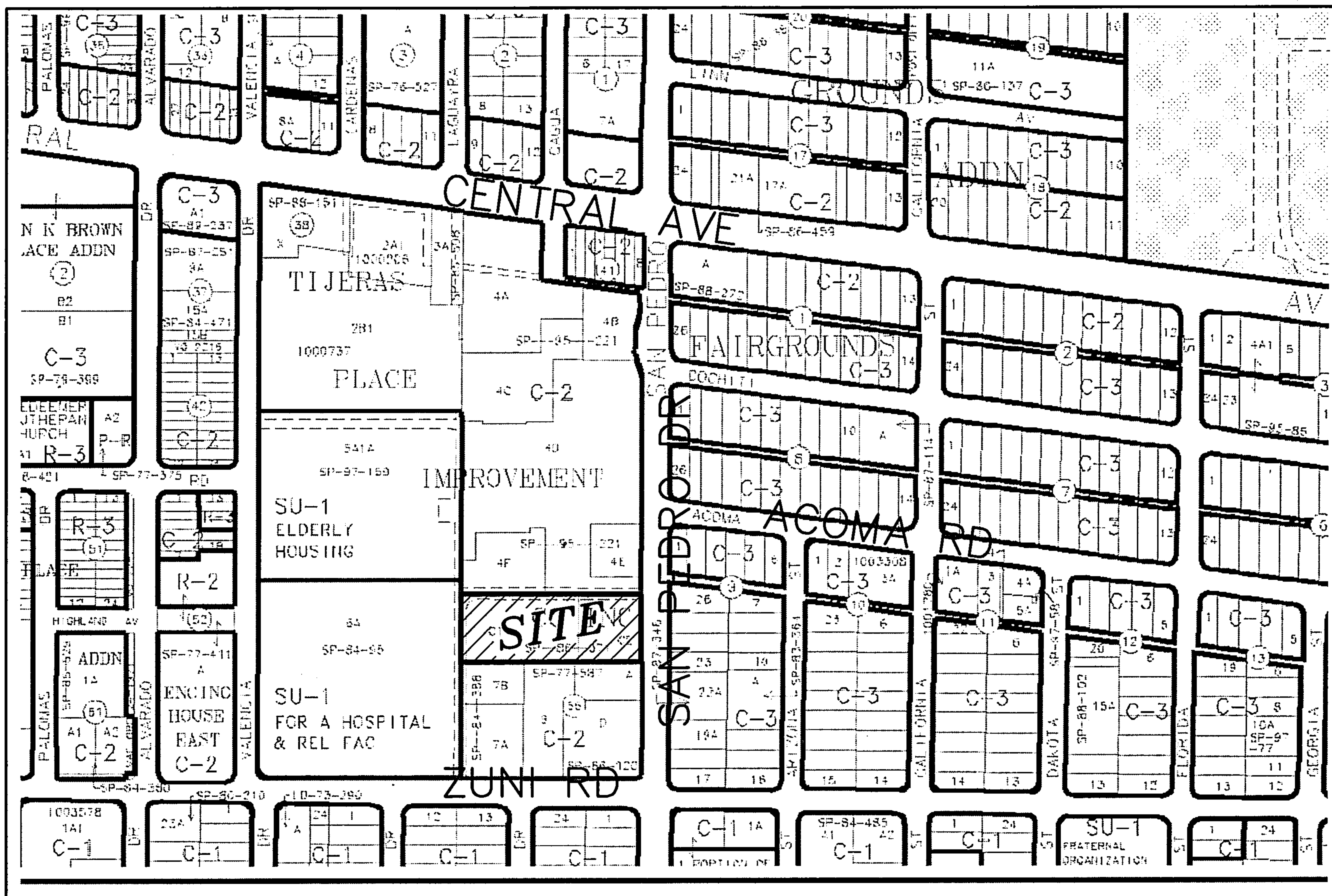


4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113

November, 2004



Shahab Biazar
PE NO. 13479



VICINITY MAP:

K-18-Z

Location

Lots C1 and C2, Land of Tijeras Place Improvements Company, Inc. is located in Fox Plaza South Shops on the west side of San Pedro south of Central Ave. The site contains 1.79 acres. See attached Zone Atlas page number K-18 for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed sites. We are requesting rough grading and building permit approval.

Existing Drainage Conditions

This site has been submitted to the City under the Drainage number K18/D10. Copy of the grading plan previously submitted and approved is enclosed in the map pocket. The plans had been prepared by Chavez-Grievies/Consulting Engineers, Inc. The site at existing conditions drains north and west to an existing inlet. Some runoff overflow the inlet and continues to drain west to adjacent property and then to Valencia Drive. No offsite runoff enters this site. The site is does not fall within a 100 year flood plains.

Proposed Conditions and On-Site Drainage Management Plan

Under the developed conditions the site will continue to drain to the existing inlet located on the northwest side of the project (as shown on the previous submitted grading plan by Chavez-Grieves).

Under the developed conditions the site generates a runoff of 8.57 cfs. Some of the runoff overflow the inlet and drain west to the adjacent property and then to Valencia Drive.

Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section was used for runoff calculations. See this report Summary Table for runoff results. See also this report for AHYMO input and summary output file calculations.

RUNOFF CALCULATIONS

(INPUT DATA FOR AHYMO CALCULATIONS)

The site is @ Zone 3

DEPTH (INCHES) @ 100-YEAR STORM

$$P_{60} = 2.14 \text{ inches}$$

$$P_{360} = 2.60 \text{ inches}$$

$$P_{1440} = 3.10 \text{ inches}$$

DEPTH (INCHES) @ 10-YEAR STORM

$$\begin{aligned} P_{60} &= 2.14 \times 0.667 \\ &= 1.43 \text{ inches} \end{aligned}$$

$$P_{360} = 1.73$$

$$P_{1440} = 2.07$$

See the summary output from AHYMO calculations.

Also see the following summary tables.

RUNOFF CALCULATION RESULTS

BASIN	AREA (SF)	AREA (AC)	AREA (MI²)
ON-SITE	77976.00	1.7901	0.002797

EXISTING

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	4.66	2.09

PROPOSED

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	8.57	5.58

AHYMO INPUT FILE

* FOX PLAZA

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=2.14 IN RAIN SIX=2.60 IN

RAIN DELAY=3.10 IN DT=0.03333 HR

COMPUTE NM HYD

ID=1 HYD NO=100.0 AREA=0.002797 SQ MI

PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00

TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START

TIME=0.0

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=1.43 IN RAIN SIX=1.73 IN

RAIN DAY=2.07 IN DT=0.03333 HR

COMPUTE NM HYD

ID=1 HYD NO=110.0 AREA=0.002797 SQ MI

PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00

TP=0.1333 HR MASS RAINFALL=-1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=2.14 IN RAIN SIX=2.60 IN

RAIN DELAY=3.10 IN DT=0.03333 HR

COMPUTE NM HYD

ID=1 HYD NO=101.0 AREA=0.002797 SQ MI

PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00

TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START

TIME=0.0

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=1.43 IN RAIN SIX=1.73 IN

RAIN DAY=2.07 IN DT=0.03333 HR

COMPUTE NM HYD

ID=1 HYD NO=111.0 AREA=0.002797 SQ MI

PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00

TP=0.1333 HR MASS RAINFALL=-1

FINISH

SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 200451

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =11/09/2004
USER NO.= AHYMO-I-9702c01000R31-AH

[illegible]

Rectangular Channel Analysis & Design
Open Channel - Uniform flow

Worksheet Name:

Comment: FLOW CAPACITY OF THE CHANNEL

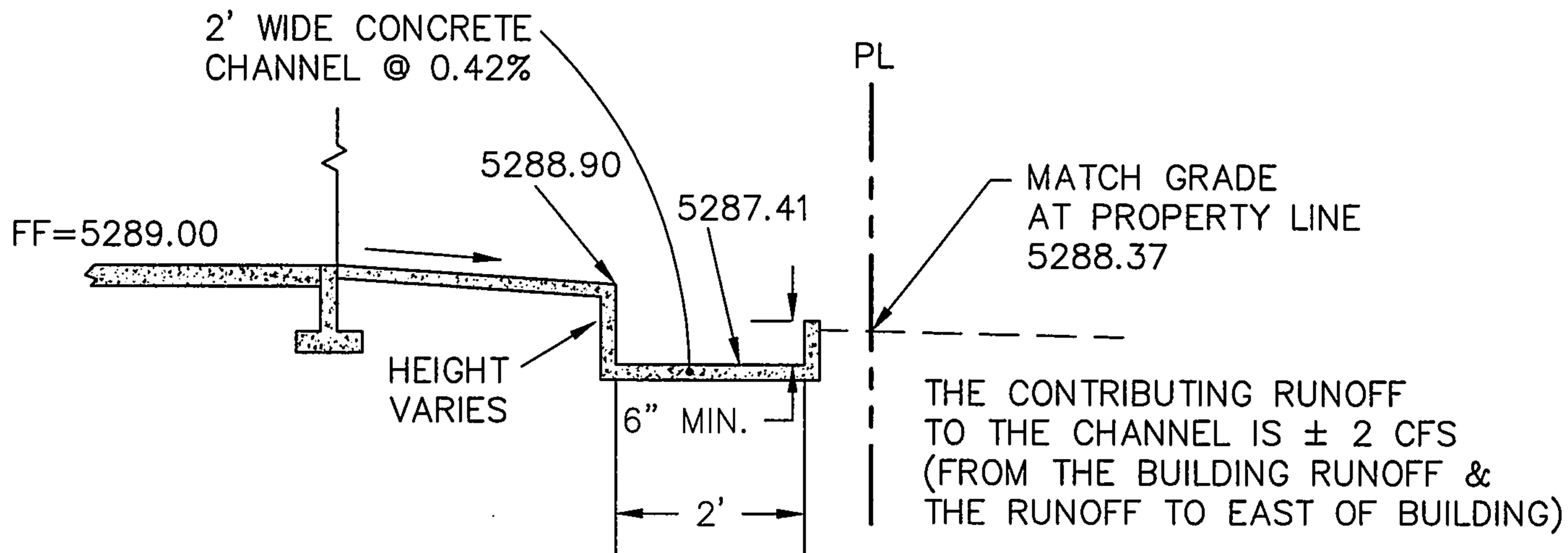
Solve For Discharge

Given Input Data:

Bottom Width.....	2.00 ft
Manning's n.....	0.012
Channel Slope....	0.0042 ft/ft
Depth.....	0.50 ft

Computed Results:

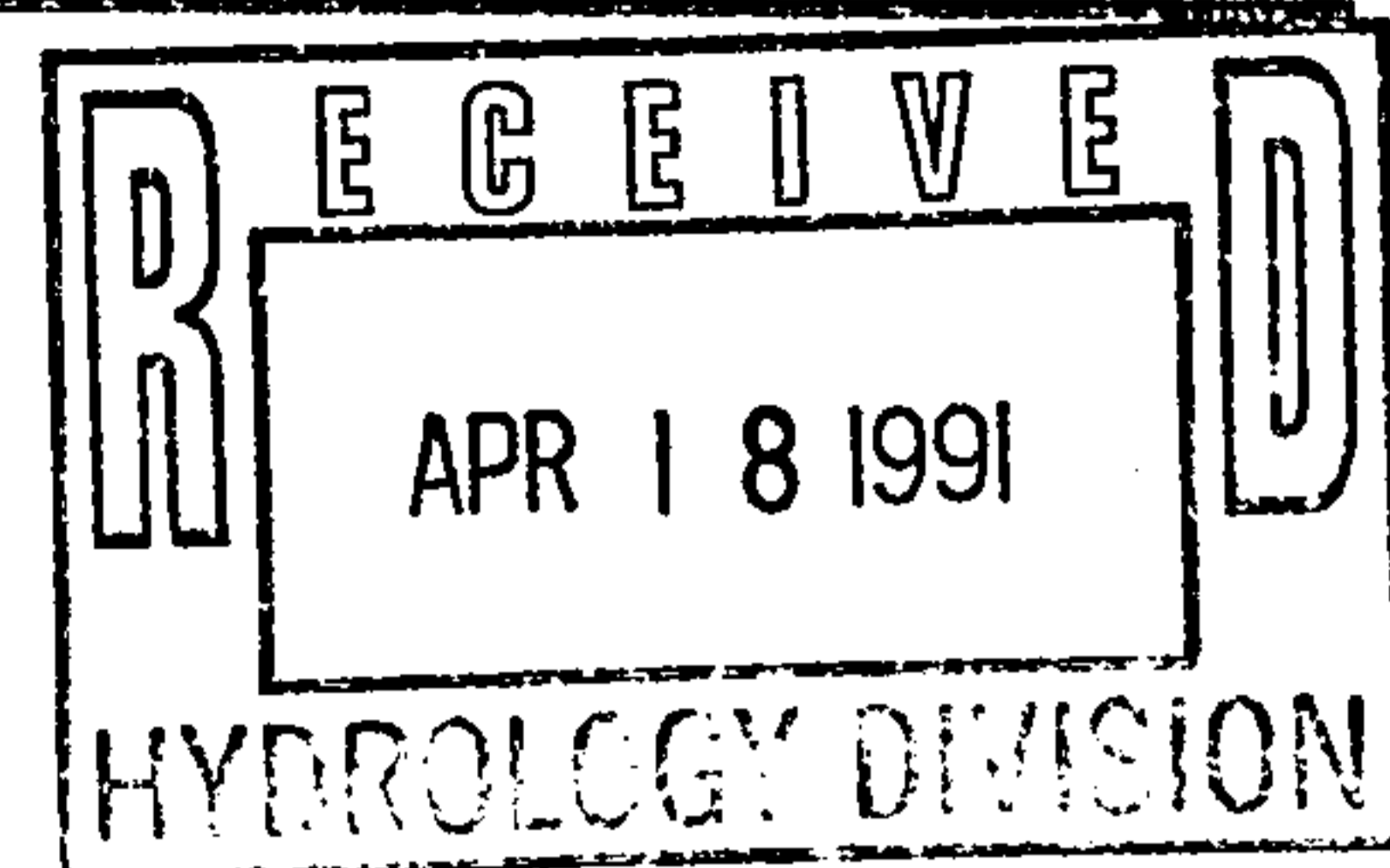
Discharge.....	3.86 cfs
Velocity.....	3.86 fps
Flow Area.....	1.00 sf
Flow Top Width...	2.00 ft
Wetted Perimeter.	3.00 ft
Critical Depth...	0.49 ft
Critical Slope...	0.0045 ft/ft
Froude Number....	0.96 (flow is Subcritical)





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



April 17, 1991

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Richard L. Peterson
Fox Plaza Partners
2325 San Pedro N.E. - Suite 2A
Albuquerque, NM 87110

RE: PROJECT NO. 3760.90, FOX-PLAZA-SITE-DEVELOPMENT-PLAN; (MAP NO. K-18)

Dear Mr. Peterson:

This is to certify that the City of Albuquerque accepts Project No. 3760.90 as being completed according to approved plans and construction specifications. If all required rights-of-way and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3760.90. If the required rights-of-way and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer.

The project is described as follows:

- Installed two (2) fire hydrants, one at the southeast corner of the property and one at the northwest corner to serve the Fox Plaza Shopping Center located at Central Avenue and San Pedro S.E.
- The contractor's correction period began March 26, 1991 and will be effective for a period of one (1) year.

Sincerely,

Robert E. Gurule
Director
Public Works Department

BLS:kt

LETTER OF ACCEPTANCE FOR PROJECT NO. 3760.90

April 17, 1991

Page Two (2)

xc: Bordenave Designs

Pride Construction, Inc.

~~Fred Aguirre~~, Engineering Group, PWD

Terri Martin, Engineering Group, PWD

Steve Gonzales, Special Assessments

Sam Hall, Operations Group, PWD

A. N. Gaume, Operations Group, PWD

Jim Fink, Operations Group, PWD

Ray Chavez, Engineering Group, PWD

Jon Ertsgaard, Water/Wastewater Group, PWD

Dave Parks, Engineering Group, PWD

Tom Kennerly, Engineering Group, PWD

Josie Gutierrez, New Meter Sales, Finance Group, PWD

Claudia Gallegos, Standby Clerk, Finance Group, PWD

Lynda Michelle Devanti, Engineering Group, PWD

Richard Zamora, Engineering Group, PWD

Kelly Trujillo, Engineering Group, PWD

f/Project 3760.90

f/Warranty

f/Readers

(INP 139763)

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 7, 1990

Victor Chavez, P.E.
Chavez-Grievies Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR FOX PLAZA
(K-18/D10) REVISION DATED JULY 20, 1990

Dear Mr. Chavez:

Based on the information provided on your resubmittal of July 20, 1990, the referenced drainage plan is approved for building permit.

Please be advised that prior to building permit release, the following concerns must be satisfied:

1. The easement for release into the existing inlet along the west property line.
2. Copy of the replat for Tract A Land of Fox Plaza Partner.
3. Encroachment Agreement for the encroachment of parking within the "20' water line easement and 20' surface flow and underground storm drainage easement."

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

for Bernie J. Montoya
Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WP+963)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

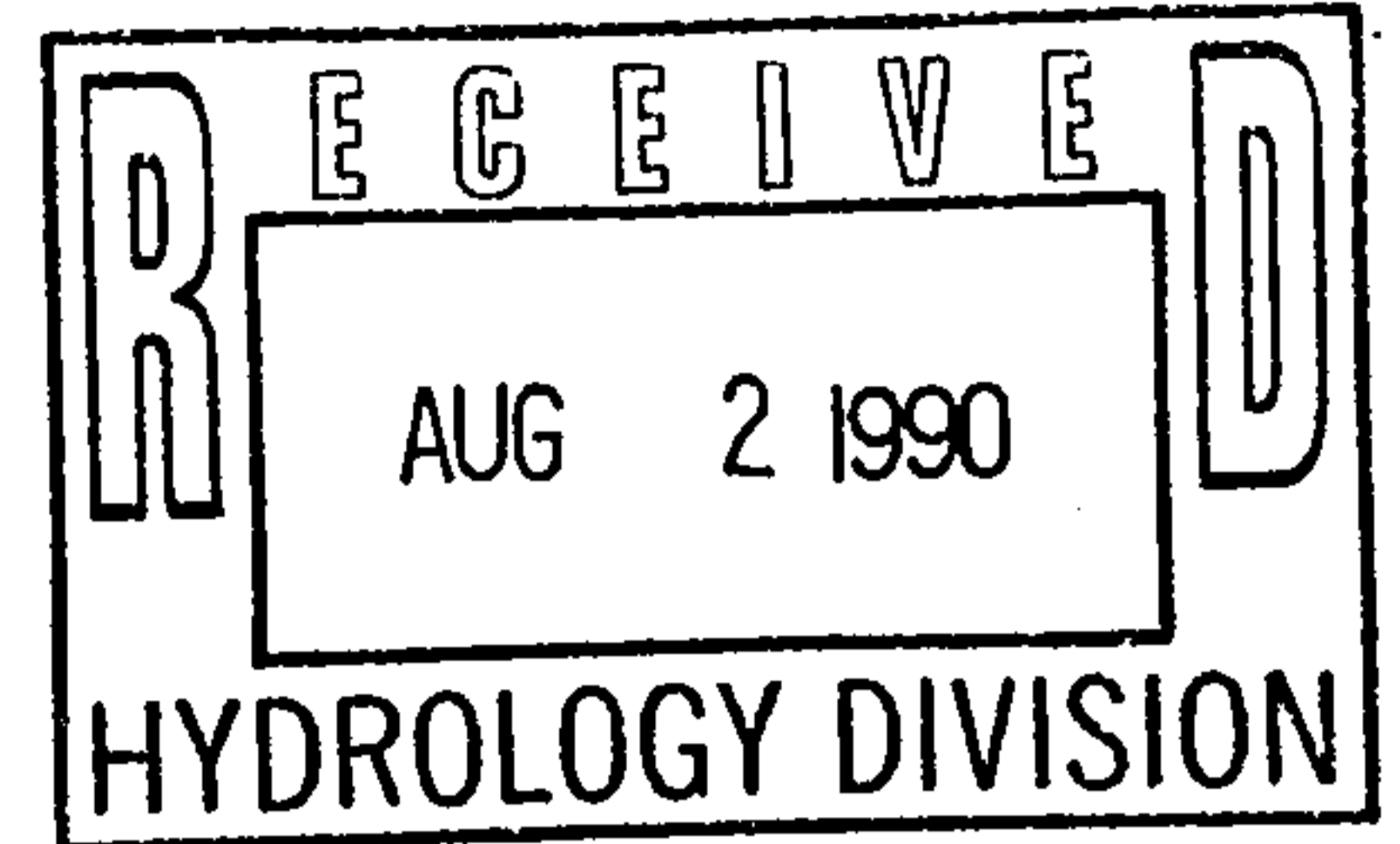
AN EQUAL OPPORTUNITY EMPLOYER

K18/D10



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



July 30, 1990

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Roy Laub
Valencia Retirement Community
8821 Democracy N.E.
Albuquerque, NM 87109

RE: PROJECT NO. 3760.80, VALENCIA RETIREMENT CENTER (FOX PLAZA), (MAP NO. K-18)

Dear Mr. Laub:

This is to certify that the City of Albuquerque accepts Project No. 3760.80 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3760.80.

The project is described as follows:

- Water service and fire line protection for Valencia Retirement Center and Fox Plaza. Also included sewer service and storm drain tie for Valencia Retirement Center.
- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Brian L. Speicher, P.E.
Chief Construction Engineer
Design/Construction Division
Engineering Group
Public Works Department

BLS:kt

LETTER OF ACCEPTANCE FOR PROJECT NO. 3760.80

July 30, 1990

Page Two (2)

xc: The Mann Company, Inc.
New Concepts, Inc.
Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Jeanette Barrett, Special Assessments
Sam Hall, Operations Group, PWD
A. N. Gaume, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Engineering Group, PWD
Jon Ertsgaard, Water/Wastewater Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Linda Michelle Devanti, Engineering Group, PWD
Richard Zamora, Engineering Group, PWD
Kelly Trujillo, Engineering Group, PWD
f/Project 3760.80
f/Warranty
f/Readers

(INP 139037)

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW

CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS

DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA

DEPUTY CAO
PUBLIC SAFETY

August 2, 1989

Victor Chavez, P.E.
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR FOX PLAZA
(K-18/D10) RECEIVED JULY 26, 1989

Dear Mr. Chavez:

Based on the information provided on your resubmittal of July 26, 1989, listed are certain items which must be addressed prior to approval. Comments are based on a field trip conducted on August 1, 1989.

- ✓ 1. Existing catch basin on the northwest of the proposed site is in a sump condition. Therefore, you cannot use Plate 22.3 to determine the capacity.
- ✓ 2. To determine the downstream capacity, you must include all the off-site basins contributing to the existing inlet.
- ✓ 3. In order to determine capacity of the inlet, you must have the head & size. Please include with your resubmittal.
- ✓ 4. Top of curb and flow line elevations along San Pedro are needed. Your submittal does not indicate a curb cut just south of the one shown. It seems that you may be blocking public waters entering from San Pedro with your proposed design. You must supply enough information that will help determine that if you block the public flows, the runoff will continue along the flow line and eventually enter an inlet.
- ✓ 5. Your foot print does not reflect the existing wall west of the inlet. What affect will the runoff have on the wall?
- ✓ 6. You have offsite flows being routed to the inlet from the north, south and proposed site along with offsite flows entering site from the south. Also, a portion of the front of the existing parking area drains towards the inlet.

Victor Chavez, P.E.

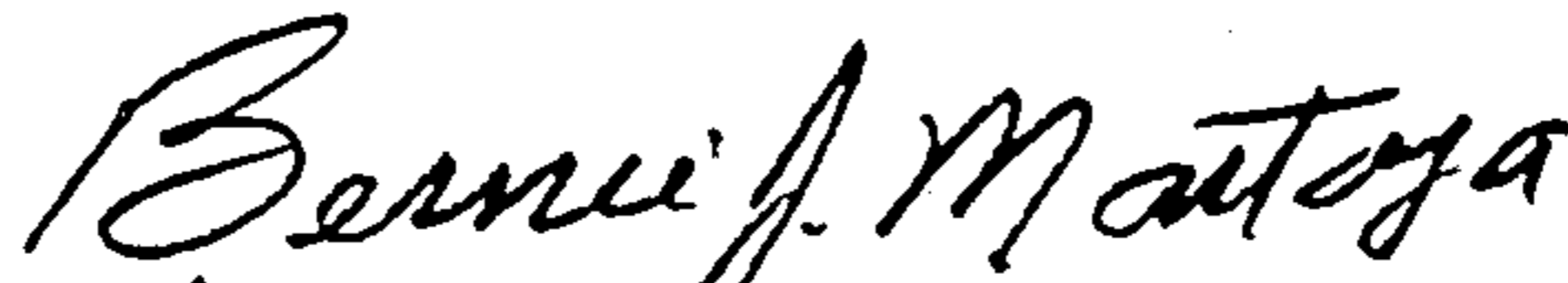
August 2, 1989

Page 2

7. Not enough spot elevations or contours to determine what is happening to the runoff along the 30' non-exclusive private surface easement.
8. Use an appropriate clogging factor when computing the required inlet capacity.
9. You may want to check if the existing wall (east wall of Charter Hospital) is encroaching into the 30' private surface easement.
10. All easements required will need to be in force prior to building permit release.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,



Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+963)

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 27, 1989

Victor Chavez, P.E.
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR FOX PLAZA
(K-18/D10) RECEIVED JUNE 13, 1989

Dear Mr. Chavez:

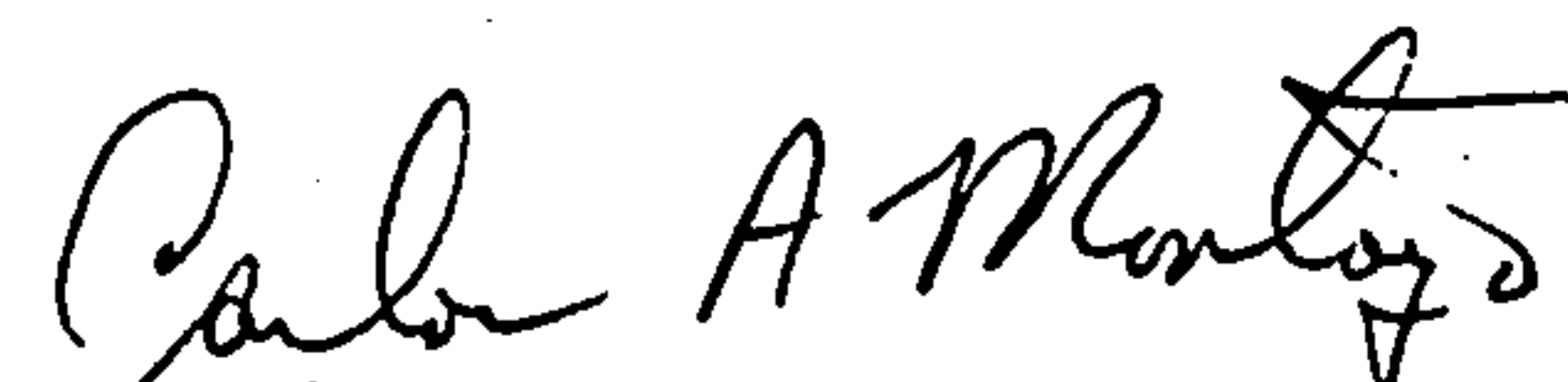
Based on the information provided, the referenced drainage plan is approved for Site Development.

Prior to Building Permit release on Phase I, you will need to address the following concerns:

1. Before the building permit is released, we will need an approved, filed copy of the blanket easement for cross-lot-line drainage.
2. Capacity of the inlet that the proposed runoff is being routed to.
3. Once the runoff leaves the proposed concrete channel, where will the runoff go to? Your plan indicates a landscaping area. You must provide some type of outlet from the landscape area onto the asphalt.
4. The regrading of the alley must be certified prior to release of the Certificate of Occupancy.
5. A separate submittal will be required when Phase II construction takes place.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,


for Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+963)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

April 25, 1989

Victor Chavez, P.E.
Chavez-Grievies Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR FOX PLAZA (K-18/D10)
RECEIVED APRIL 4, 1989 - ENGINEER'S STAMP DATED MARCH 27, 1989

Dear Mr. Chavez:

We are in receipt of your drainage plan submittal of April 4, 1989. Our last correspondence to you indicated that there are three outstanding concerns that need to be addressed prior to site plan approval. Your resubmittal now indicates that you are seeking Building Permit approval. Please be advised approval of the Site Plan must be obtained prior to Building Permit approval.

Of the three items listed in the February 21, 1989 letter from Stuart Reeder, only one comment has been satisfied. Please address comments 2 and 3 and resubmit for both site plan approval and building permit.

For building permit approval please indicate the following:

1. the capacity of the proposed channel on the south side of Buildings C1 and C2;
2. indicate the amount of water to be discharged into the proposed channel;
3. and, if the additional work shown on your conceptual drainage plan is not to be constructed, please indicate using a phase line.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+963)

AN EQUAL OPPORTUNITY EMPLOYER

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

February 21, 1989

Victor J. Chavez, P.E.
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR FOX PLAZA
SUBMITTED FEBRUARY 10, 1989, FOR EPC APPROVAL (K-18/D10)

Dear Mr. Chavez,

I have reviewed your submittal, referred to above, and have the following comments concerning it:

1. You must manage the run-off from the roofs of the existing buildings along the west property line. The fact that it now discharges across the private property to the west does not give it legal standing.

Management of this run-off may include, but is not limited to, a drainage system that captures the flow and conveys it south to the 54" storm drain, a surface easement granted by the adjacent property owners to the west which allows the flows to get to the 54" line on the surface, or acceptance of the flows by the adjacent property owners.

2. The run-off from the proposed buildings at the south end of the property must be conveyed into the existing storm drain, or you must obtain an easement from the adjacent property owners to discharge it as you have shown.

3. Please check the capacity of the 54" storm drain.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: owner
architect

GSR
(WP+963)

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

February 2, 1989

Ricardo Sanchez
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR FOX PLAZA
SUBMITTED NOVEMBER 23, 1988, FOR EPC APPROVAL (K-18/D10)

Dear Mr. Sanchez,

I have reviewed your submittal, referred to above, and have the following comments on it:

1. You must manage the run-off from the roofs both along the south property line (proposed buildings), and along the west property line (existing and proposed buildings). This run-off may not discharge freely across the property line without an easement from the downstream neighbor(s).
2. You will need to get the surface storm run-off from the south half of the property into the storm drain or obtain an easement from the property owners to the west to discharge it as you have shown.
3. Please check the capacity of the 54" storm drain.

For Building Permit approval, you will need to furnish us with the flowline and top of curb grades along San Pedro Blvd.

If you have any questions, please call me at 768-2650.

Cordially,

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR
(WP+963)