



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 6, 2000

David J. Larrow, P.E.
Holmes & Narver, Inc.
6501 Americas Parkway NE Suite 700
Albuquerque, NM 871110

RE: ENGINEER'S CERTIFICATION FOR ISSHIN RYU KARATE CLUB (L-14/D041)
ENGINEER'S STAMP DATED MAY 5, 2000, CERTIFICATION DATED 21, 2000.

Dear Mr. Larrow,

Based upon the information provided in your submittal dated November 22, 2000, the Engineering Certification for Certificate of Occupancy for the project referred to above is approved.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Teresa Martin
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Isshin Ryu ZONE ATLAS/DRNG. FILE #: L-15/D041
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Section 28 T10N R3E, Tracts A+D
CITY ADDRESS: 1314 Gibson Blvd SE
ENGINEERING FIRM: Holmes + Narver Inc CONTACT: Dave Larnow
ADDRESS: 6501 Americas Pkwy NE, Ste 700 PHONE: 889-4174
OWNER: City CIP CONTACT: John Rupley
ADDRESS: _____ PHONE: 768-3964
ARCHITECT: Kells & Craig CONTACT: Jon Stern
ADDRESS: 400 Gold SW, Ste 880 PHONE: 243-2724
SURVEYOR: Albuquerque Surveying CONTACT: Vlad Jirik
ADDRESS: _____ PHONE: 884-2036
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

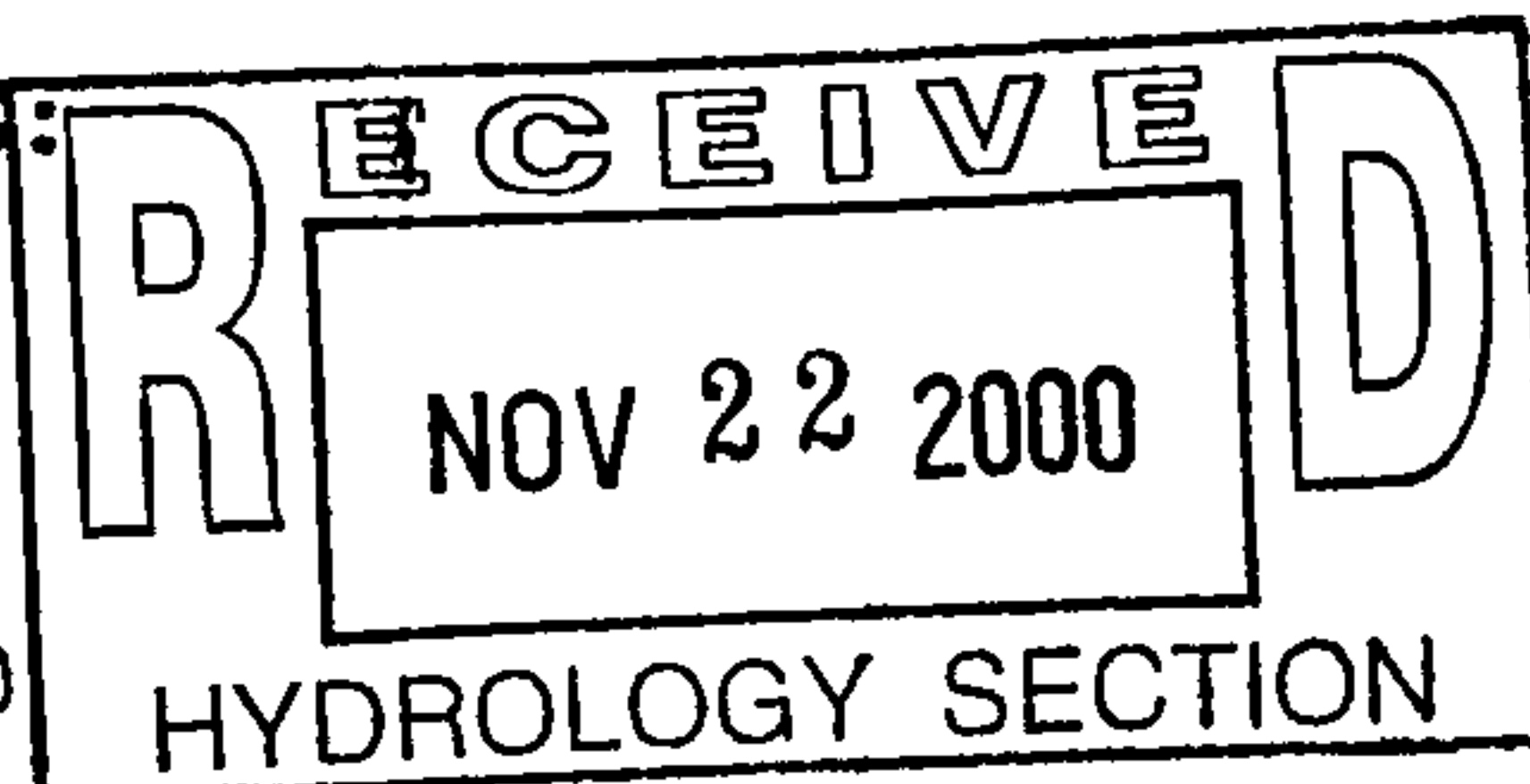
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

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

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 11-22-00BY: David J Larnow

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Isshin Ryu ZONE ATLAS/DRNG. FILE #: L-15/D050 ⁴¹

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

LEGAL DESCRIPTION: Section 28 T10N R3E, Tracts A+D

CITY ADDRESS: 1314 Gibson Blvd SE

ENGINEERING FIRM: Holmes + Narver Inc CONTACT: Dave Larrow

ADDRESS: 6501 Americas Parkway NE Ste 700 PHONE: 889-4174

OWNER: City CIP CONTACT: John Rupley

ADDRESS: _____ PHONE: 768-3964

ARCHITECT: Kells + Craig CONTACT: Jon Stern

ADDRESS: 400 Gold SW, Ste 880 PHONE: 243-2724

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ADDRESS: _____ PHONE: 884-2036

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ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED:

5-8-00

BY:

David J Larrow

RECEIVED
MAY 8 2000
HYDROLOGY SECTION



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 9, 2000

David Larrow, P.E.
Holmes & Narver
6501 Americas Parkway NE
Suite 700
Albuquerque, NM 87110

***RE: ISSHIN RYU KARATE CLUB (L15-D41). GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED MAY 5, 2000.***

Dear Mr.Larrow:

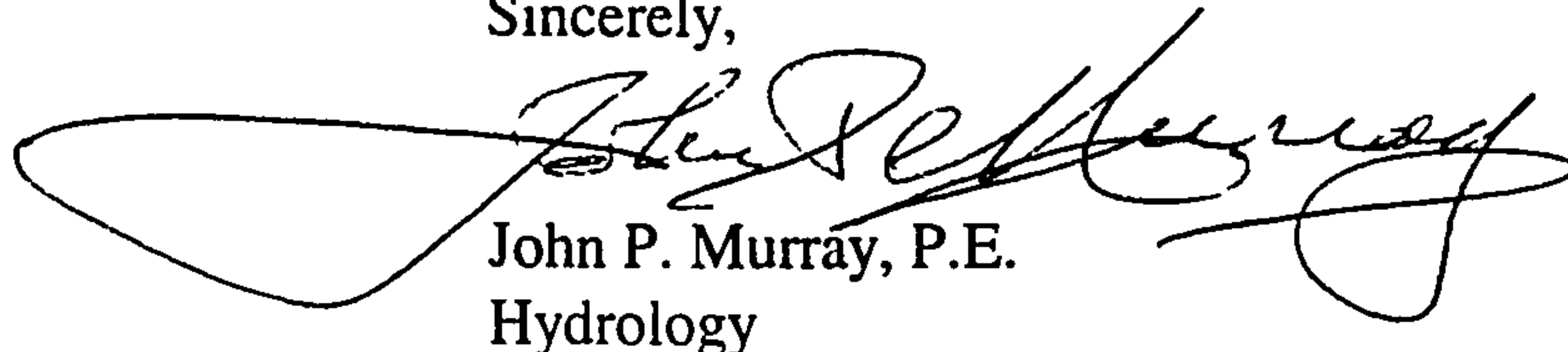
Based on the information provided on your May 8, 2000 submittal, the above referenced project is approved for Building Permit.

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

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.
Hydrology

c: Whitney Reiersen
✓ File



City of Albuquerque

Public Works Department Transportation Development Services Section

July 12, 2000

Jonathan Stern Registered. Arch.,
Kells + Craig Architects Inc., AIA
400 Gold S.W.
Suite 880
Albuquerque, New Mexico 87102

Re: T.C.L. submittal for building permit approval for Isshin Ryu Karate Center,
1314 Gibson S.E., Lands of Hugh B. Woodward, Tracts A & B, [L15/ D041],
Engineer's Stamp dated 7/12/2000.

Dear Mr. Stern,

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached written comments and red-lined T.C.L. markup.

Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

Written Comments: File # L-15 / D041
7/12/2000

- All TCL's must be at Engineer's scale, 1" = 20' is preferable.
- Place a note on the plan stating the following:
 "An as-built copy of the approved TCL (Traffic Circulation Layout) must be submitted by the designer-of-record, as required by Transportation Development, including a letter of certification that the site has been constructed in accordance with the TCL. Verification of TCL acceptability, (including random field checks) will be made before a Final Certificate of Occupancy is issued." Please call this office to obtain temporary C.O.
- Existing street sidewalk and C&G affecting safe vehicular or pedestrian travel will be removed and replaced. Note on TCL if conditions are not field verified.
- Show, label, and dimension existing and/or new street sidewalk[s]. City sidewalk ordinance requires minim. 4' street sidewalks along the frontage of all commercial sites being developed.
- Label - Construct new drivepad "per City of Albuquerque Std. Detail Dwg. No. 2425." - at each location or as general note [if not on Drainage/Grading Plan]. _Drivepad to be constructed to Right-of-way line. __Drivepads will need improvement per D.P.M. and City of Albuquerque Std.DetailDwg[s].No. 2425.
- Show and label right-of-way line on Mulberry.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- All Civil Sheets (Drainage Plan and TCL & details) must be together at front of plan set.

DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: JONATHAN STERN ZONE ATLAS/DRNG. FILE #: L-15-7 D080
DRB #: — EPC #: — WORK ORDER #: — 41
LEGAL DESCRIPTION: TRACTS A & D, GIBSON & MILES AREA, LANDS OF HUGH B. WOODWARD
CITY ADDRESS: 1314 GIBSON SE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
ARCHITECT: KELLS + CRAIG ARCHITECTS CONTACT: JONATHAN STERN
ADDRESS: 400 GOLD SW, SUITE 880 PHONE: 243-2724
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

PRE-DESIGN MEETING:

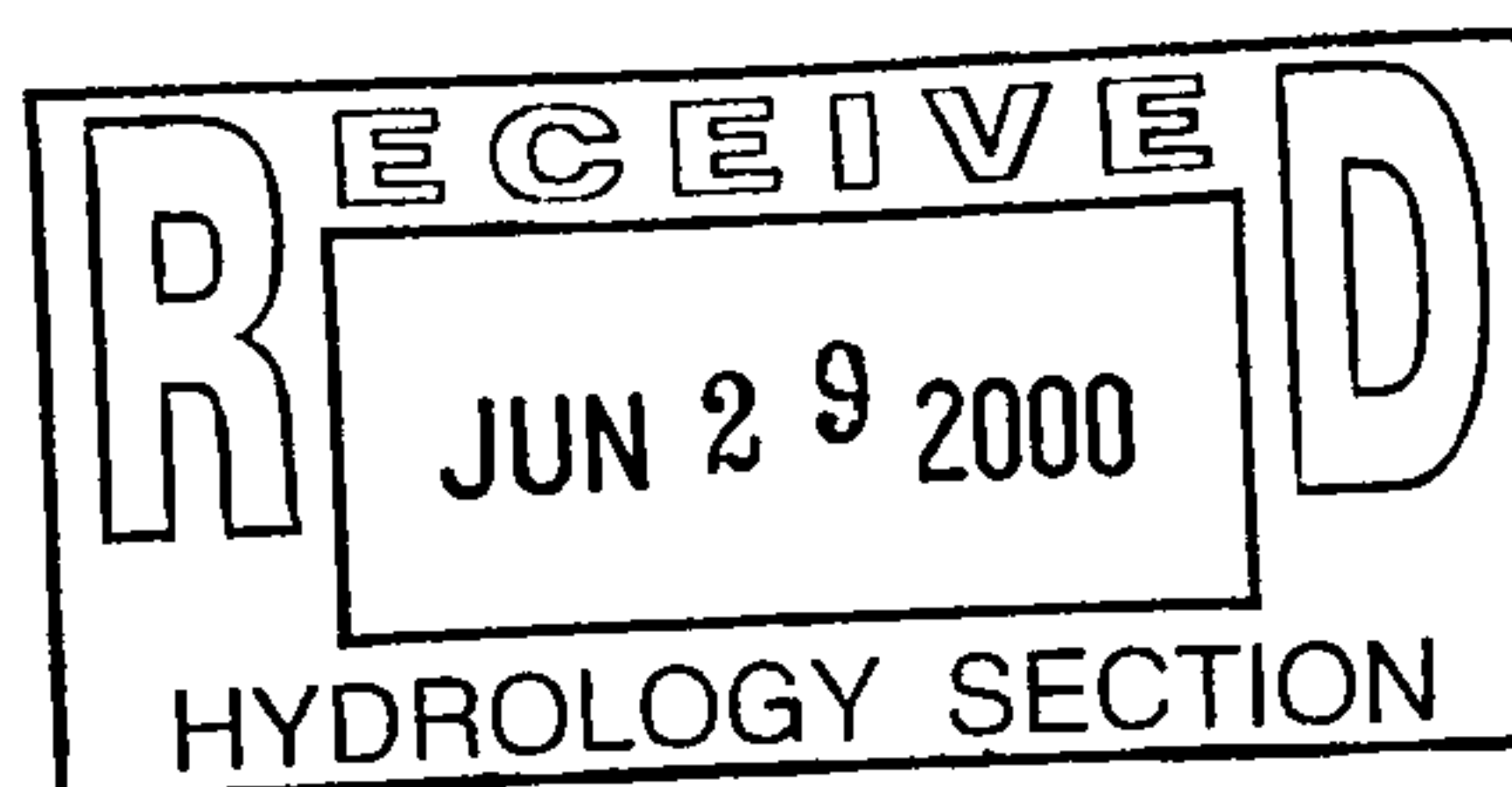
- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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☐ S. DEV. PLAN FOR SUB'D APPROVAL
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☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☒ OTHER TCL (SPECIFY)

DATE SUBMITTED: 6/29/00BY: JONATHAN STERN

Revised 02/98



L-15/D041
6/29



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 13, 1994

Dave Larrow
Holmes & Narven Inc.
6501 Americas Parkway NE Suite 700
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR ISSHIN RYU KARATE CLUB (L15-D41)
ENGINEER'S STAMP DATED 4/28/94.

Dear Mr. Larrow:

Based on the information provided on your April 29, 1994 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. All the developed run-off from Tract A must be contained within the tract and routed towards the existing drivepad.
2. Permission from the owner of Tract B to grade on their property is required.
3. You must take into consideration that you have almost 4.7 cfs of offsite flows entering the site. With the slope given will the on-site and off-site flows be able to turn north onto the drivepad? If not, provisions must be made to trap the flows before they go into Tract D.
4. T.B.M. on site must be shown and permanently marked.

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

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

BJM/dl/WPHYD/8423

c: File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ISSHIN RYU KARATE CLUB
WOODWARD-HUGH PROJECT ZONE ATLAS/DRNG. FILE #: L-15-Z/1041
 DRB #: N/A EPC #: N/A WORK ORDER #: N/A
 LEGAL DESCRIPTION: TRACT A & D GIBSON & MILES AREA TRACT "E" OF LANDS
OF HUGH B. WOODWARD. SECTION 28, TION R3E N1PM.
 CITY ADDRESS: SE CORNER OF GIBSON BLVD. & MULBERRY RD.
 ENGINEERING FIRM: HOLMES & NARVER INC CONTACT: DAVE LARROW
6501 AMERICAS PRKWY. NE. PHONE: 889-4124
 ADDRESS: SUITE 700, 87110
 OWNER: (SAME AS BELOW) CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: CITY PARKS & REC. CONTACT: DOROTHY VINSON
 ADDRESS: _____ PHONE: 857-8637
 SURVEYOR: ALBQ. SURV. CO., INC. CONTACT: FRED SANCHEZ
2119 MENAUL BLVD, NE PHONE: 836-2516
 ADDRESS: ALBQ, NM 87110
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

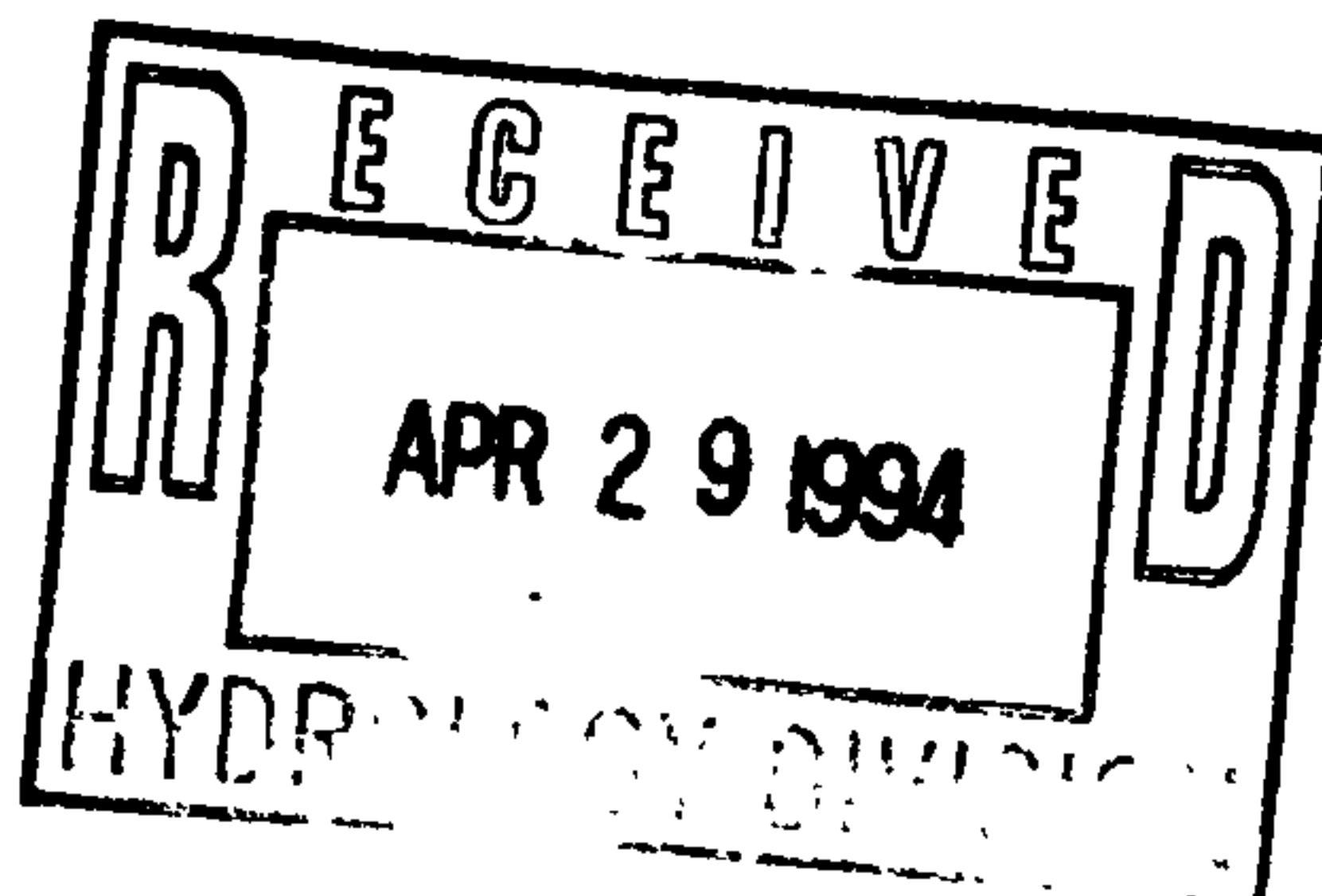
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☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

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☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/29/94BY: DAVE LARROW

ERRAND REQUEST

DESTINATION: City Hall

ADDRESS: Room 301

Dolores

ATTENTION: Bernie Montoya

JOB NUMBER 2896.07

☐ PICK-UP _____

☒ DELIVER Drawings

☐ MORNING TRIP DATE _____ TIME _____

☐ AFTERNOON TRIP DATE _____ TIME _____

SPECIAL INSTRUCTIONS: _____

SIGNED: David J. Lamon

DATE: 5-25-94 TIME 1:45 PM

01 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

HOLMES & NARVER

501 Americas Parkway NE #700

Albuquerque, NM 87110

TELEPHONE 889-4100

Handwritten signature/initials

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ISSHIN RYU KARATE CLUB
WOODWARD-HUGH PROJECT ZONE ATLAS/DRNG. FILE #: L-15-7D41
 DRB #: N/A EPC #: N/A WORK ORDER #: N/A
 LEGAL DESCRIPTION: TRACT A & D. GIBSON & MILES AREA TRACT "E" OF LANDS
OF HUGH B. WOODWARD. SECTION 28, T10N, R3E, NMPM.
 CITY ADDRESS: SE CORNER OF GIBSON BLVD. & MULBERRY RD.
 ENGINEERING FIRM: HOLMES & NARVER INC. CONTACT: DAVE LARROW
6501 AMERICAS PKWY. NE. PHONE: 889-4124
 ADDRESS: SUITE 200, 87110
 OWNER: (SAME AS BELOW) CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: CITY PARKS & REC. CONTACT: DOROTHY VINSON
 ADDRESS: _____ PHONE: 857-8637
 SURVEYOR: ALBQ. SURV. CO. INC. CONTACT: FRED SANCHEZ
 ADDRESS: 2119 MENAUL BLVD, NE PHONE: 836-2516
ALBQ, NM 87110
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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☒ DRAINAGE PLAN
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☐ OTHER

PRE-DESIGN MEETING:

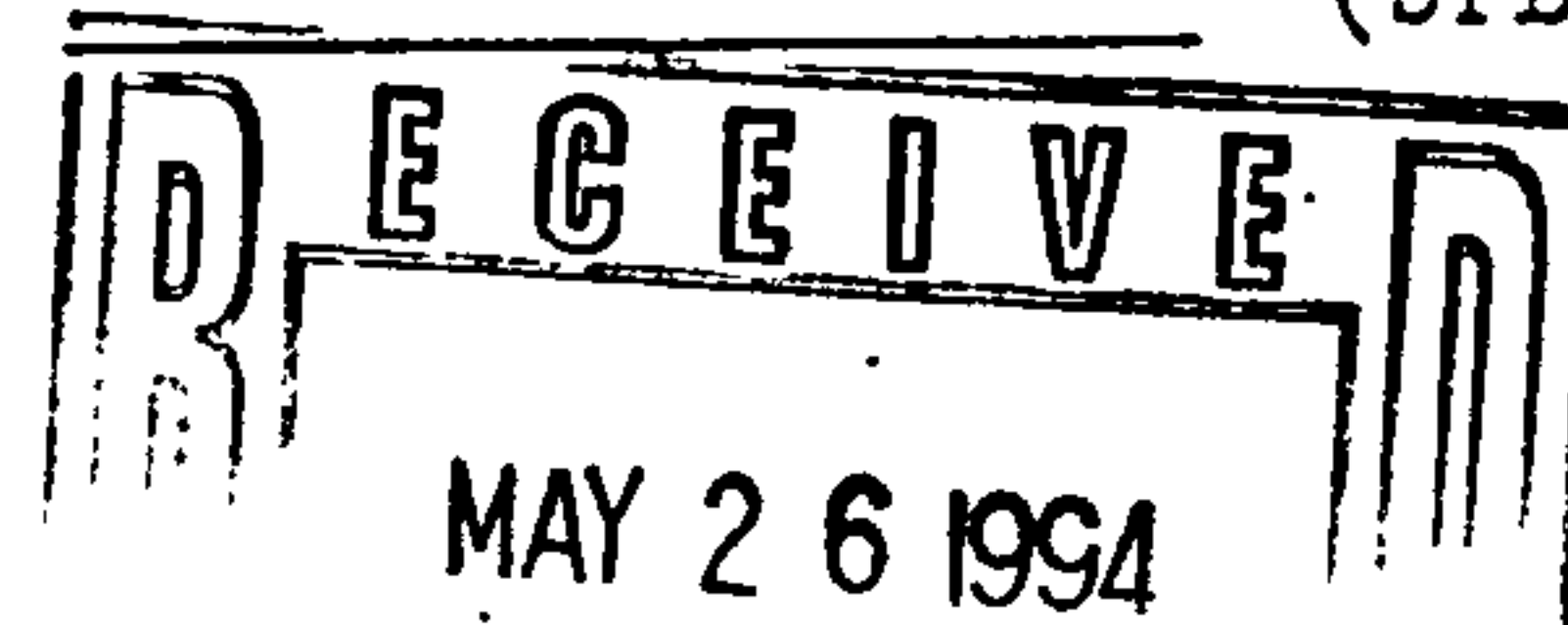
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☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY)

DATE SUBMITTED:

BY:

5/25/94DAVE LARROW



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 13, 1994

Dave Larrow
Holmes & Narven Inc.
6501 Americas Parkway NE Suite 700
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR ISSHIN RYU KARATE CLUB (L15-D41)
ENGINEER'S STAMP DATED 4/28/94.

Dear Mr. Larrow:

Based on the information provided on your April 29, 1994 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. All the developed run-off from Tract A must be contained within the tract and routed towards the existing drivepad.
2. Permission from the owner of Tract B to grade on their property is required.
3. You must take into consideration that you have almost 4.7 cfs of offsite flows entering the site. With the slope given will the on-site and off-site flows be able to turn north onto the drivepad? If not, provisions must be made to trap the flows before they go into Tract D.
4. T.B.M. on site must be shown and permanently marked.

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

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

RECEIVED

BJM/d1/WPHYD/8423

MAY 26 1994

c: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

JUNE
May 2, 1994

Dave Larrow
Holmes & Narver Inc.
6501 Americas Parkway NE Suite 700
Albuquerque, NM 87110

RE: REVISED DRAINAGE PLAN FOR ISSHIN RYU KARATE CLUB (L15-D41)
ENGINEER'S STAMP DATED 5/25/94.

Dear Mr. Larrow:

Based on the information provided on your May 26, 1994 resubmittal, the above referenced site is approved for Building Permit.

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

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

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

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

BJM/d1/WPHYD/8523

c: Andrew Garcia
(File)