

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 12, 2002

Genny Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, New Mexico 87108

RE: GREENBACK'S ADDITION @ FOUR HILLS SHOPPING CTR. (L-22/D33E)

(13130 Central Ave SE)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 9/10/2002

ENGINEERS CERTIFICATION DATED 11/11/2002

Dear Genny:

Based upon the information provided in your Engineers Certification submittal dated 11/12/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

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

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Developement & Bldg. Ser. Division

BLB

C: Certificate of Occupancy Clerk, COA approval file

drainage file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: <u>GREENBACK'S - SHOPPING CENTER</u> DRB #:EPC#:	ZONE MAP/DRG. FILE #: L-22/D33E WORK ORDER#:
LEGAL DESCRIPTION: FOUR HILLS VILLAGE SHOPP CITY ADDRESS: 13130 CENTRAL AVE SE	INGCENTER TRACT G
ENGINEERING FIRM: Isaacson & Arfman, P.A. ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM	CONTACT: GENNY DONART PHONE: 268-8828 ZIP CODE: 87108
OWNER: GREENBACK'S ADDRESS: CITY, STATE:	CONTACT: BOB SHERRY PHONE: (513)470-8396 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:
DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	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)
COPY PROVIDED NOV 0 8 2002 PWD/DEGIC	noviore 2

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

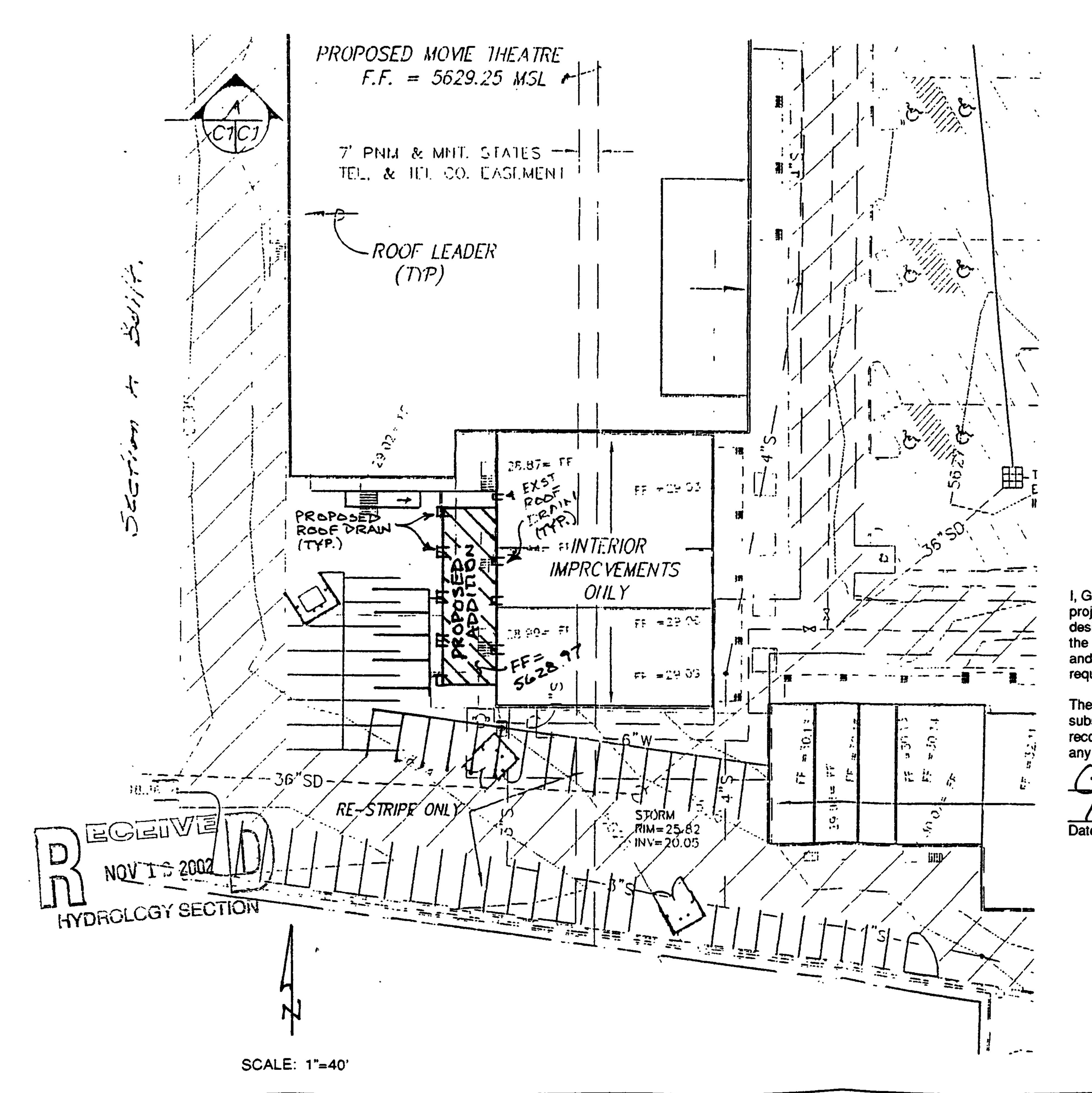
- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10)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

Letter of Transmittal

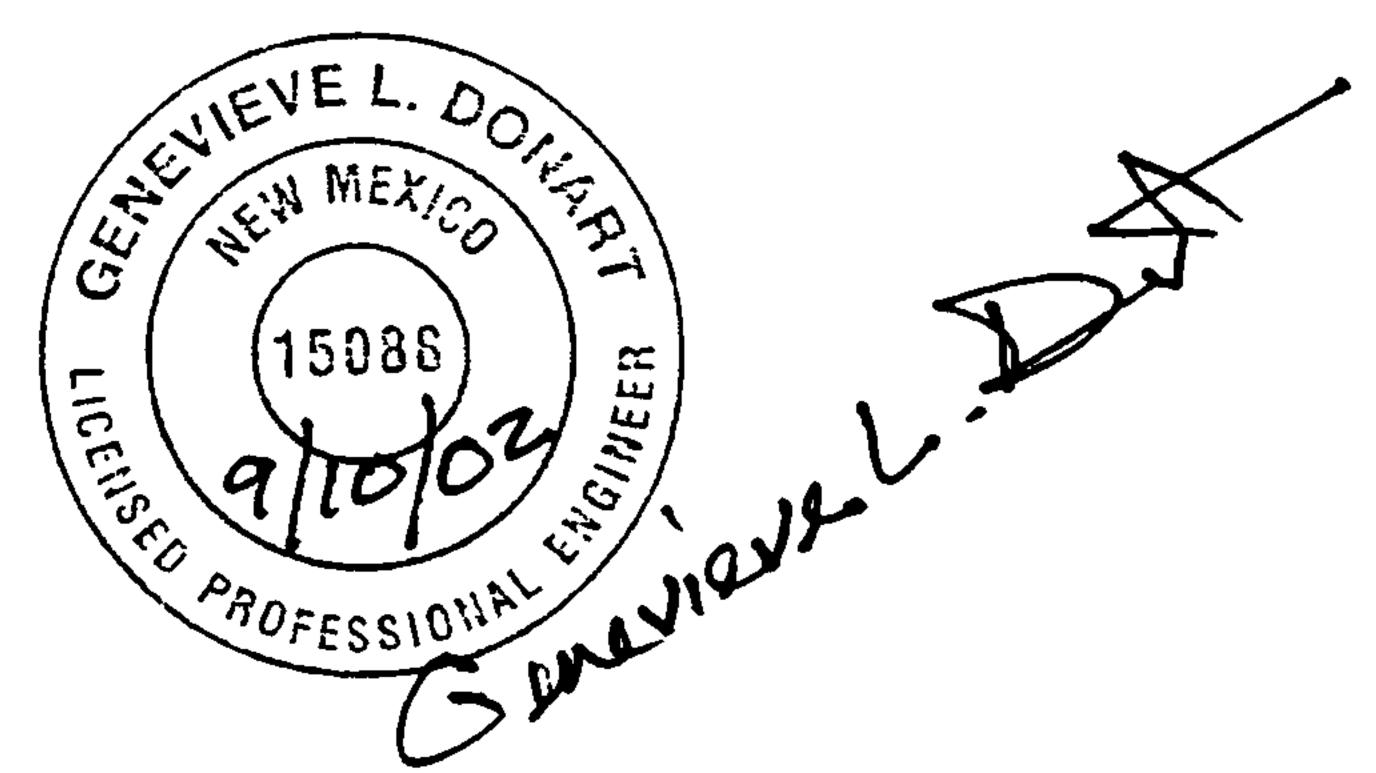


To:	0A				Date: 11/12/02
	LAZA DEL	SOL	·		Job No. 1243
Attn: I Reference We trans	DRAINAGE D CE: GREENBAC Smit to you	Copy(ie Plats Plans Disks Report			TERRIMARTIA SHOPPING-CTR
M EN	GINEER'S CE	•		Copy of Letter	
This info	rmation is transmi	tted:			
	per your request			For your files	
For	your review & app	roval		For your use	
	your information			Please review 8	
	your attention			For return to yo	our files
	your signature			Please advise	
Remarks		TOLOGY CECT		RECEIVED NOV 0 8 2002 D/DESIGN REVIEW	
By: <u></u>	ENNY DONA		Cop	ies to:	

(505) 268 - 8828; FAX: (505) 268 - 2632; EMAIL: iamengrs@swcp.com



PROPOSED HYDROLOGY: AN ADDITIONAL 1340 SF OF RETAIL SPACE IS ADDED TO THE WEST SIDE OF THE EXISTING SHOPPING CENTER. AS THE AREA TO BE BUILT UPON IS CURRENTLY PAVED, THE EXISTING & PROPOSED LAND TREATMENTS ARE BOTH 100% TYPE D. ALSO, THE STORM WATER CONTINUES TO FLOW TO THE SOUTHWEST CORNER OF THE PARKING AREA. THERE IS NO CHANGE IN THE STORM WATER FLOWS FROM THE SITE.



TOPOGRAPHIC INFORMATION BASED ON THE AS-BUILT "FOUR HILLS VILLAGE SHOPPING CENTER GRADING & DRAINAGE PLAN" BY D. MARK GOODWIN & ASSOC. DATED 6/24/96

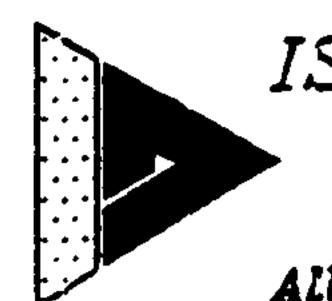
I, Genevieve L. Donart, NMPE #15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated September 10, 2002. The record information edited onto the original design document has been obtained by me or under my direct supervision 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.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Geneviere L. Dat #15088 11/11/02 NMPE

GREENBACK'S
FOUR HILLS VILLAGE
SHOPPING CENTER

GRADING & DRAINAGE PLAN



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates
128 Monroe Street N.E.

Albuquerque JOB #: 1243 New Mexico 08/29/02



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 10, 2002

Genny Donart Isaacson & Arfman, P.A. 128 Monroe Street NE Albuquerque New Mexico 87108

Grading and Drainage Plan for Greenback's Addition (L22-D33E) Dated RE: September 10, 2002

Dear Ms. Donart:

The above referenced drainage plan is approved for Building Permit by Hydrology. Upon completion of the project please certify the project per the DPM for Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya

City Floodplain Administrator

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

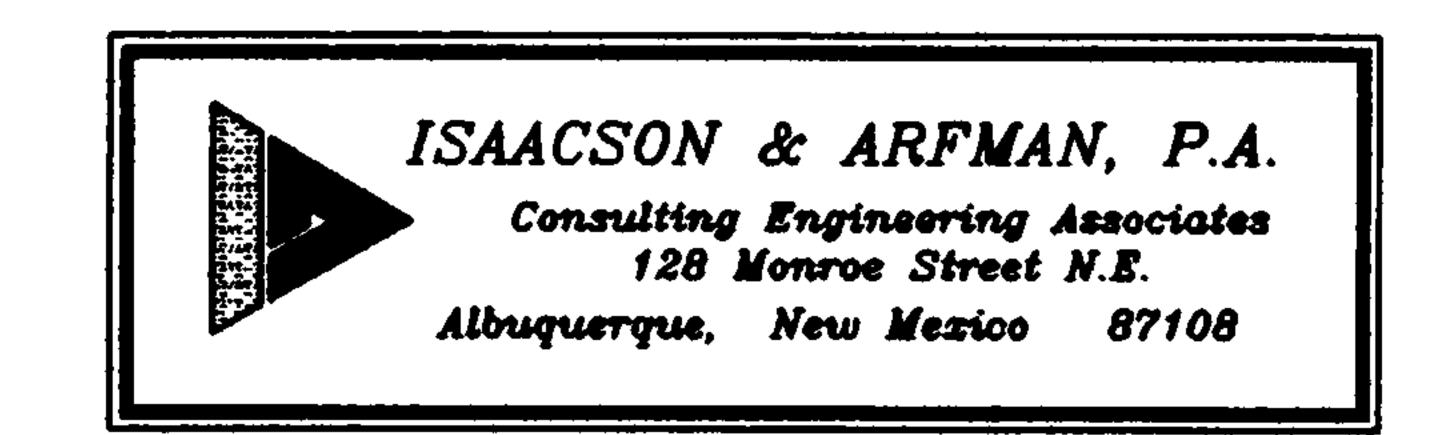
1-22 D33E

	Four thrus V	ILLAGE
PROJECT TITLE: (SRE	EMBACK'S - SHOPPING C	ENTERZONE MAP/DRG. FILE #: 1 - 22
DRB #:	EPC#:	WORK ORDER#:
LEGAL DESCRIPTION:COUNTY ADDRESS:	SUR HILLS VILLAGE SHOP S CENTRAL AVE SE	PPING CENTER, TRACT G
ADDRESS: 128 ADDRESS: 128 CITY, STATE: All OWNER: CEENB ADDRESS: CITY, STATE: ADDRESS: ADDRESS: ADDRESS: 373	Monroe Street NE Suquerque, NM ACK'S MOSELLER ARCH 7 BIG BENIO RONE	CONTACT: GENNY DONAR PHONE: 268-8828 ZIP CODE: 87108 CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: PHONE: 294-289/
CITY, STATE: ALE	LIQUERQUE NM 8711	ZIP CODE: 87/11
SURVEYORADDRESSCITY, STATE:CONTRACTOR:		CONTACT: CONTACT: CONTACT:
ADDRESS:		CONTACT: PHONE:
CITY, STATE:		ZIP CODE:
GRADING PLAN EROSION CONTRO ENGINEER'S CERT CLOMR/LOMR TRAFFIC CIRCULAT ENGINEERS CERTI	TOING & DRAINAGE PLAN PLAN IFICATION (HYDROLOGY) TION LAYOUT (TCL)	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 CONFI YES NO COPY PROVIDED	ERENCE ATTENDED:	AVE 2 9 2002
DATE SUBMITTED:	29/02 BY:	Fanaviere

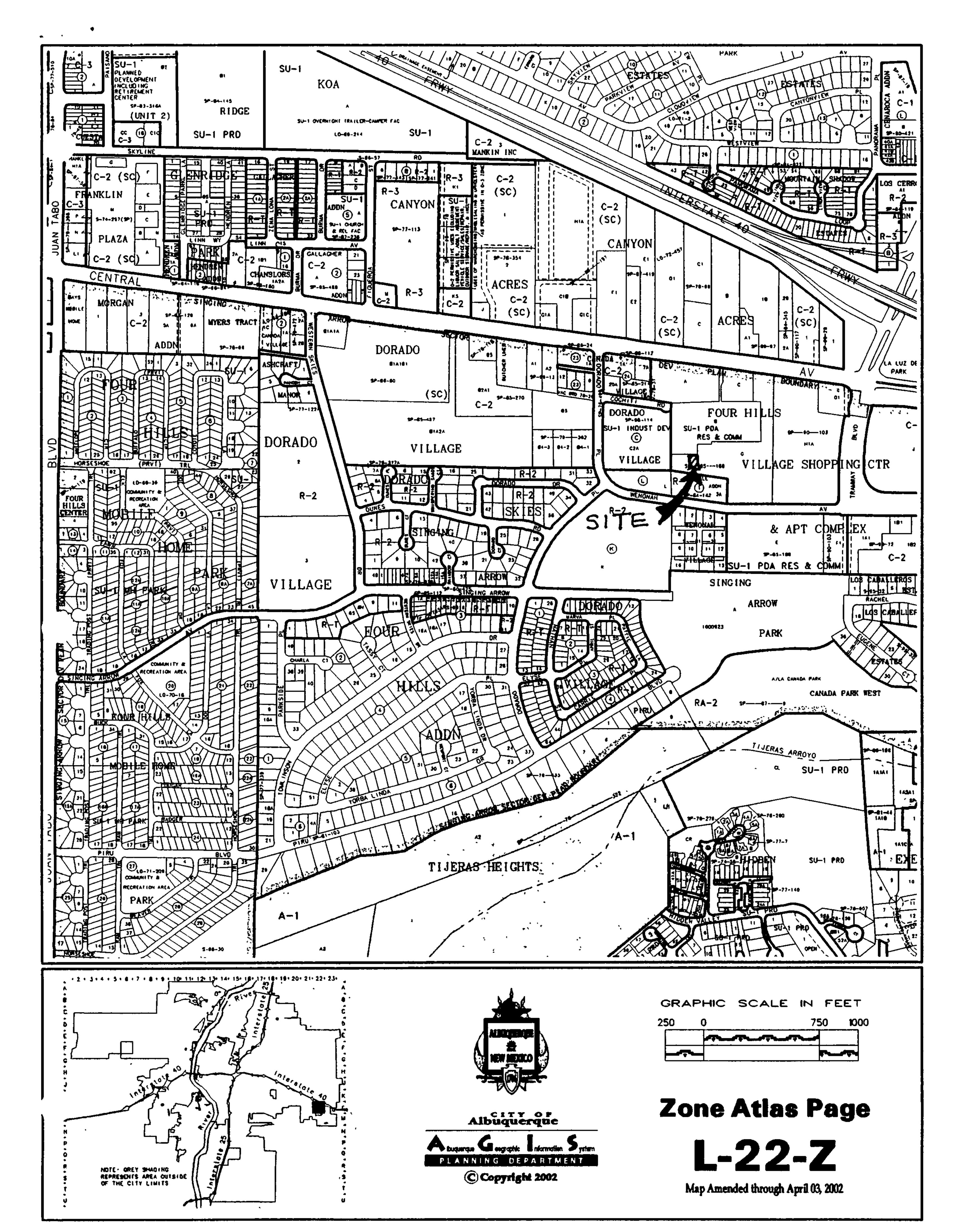
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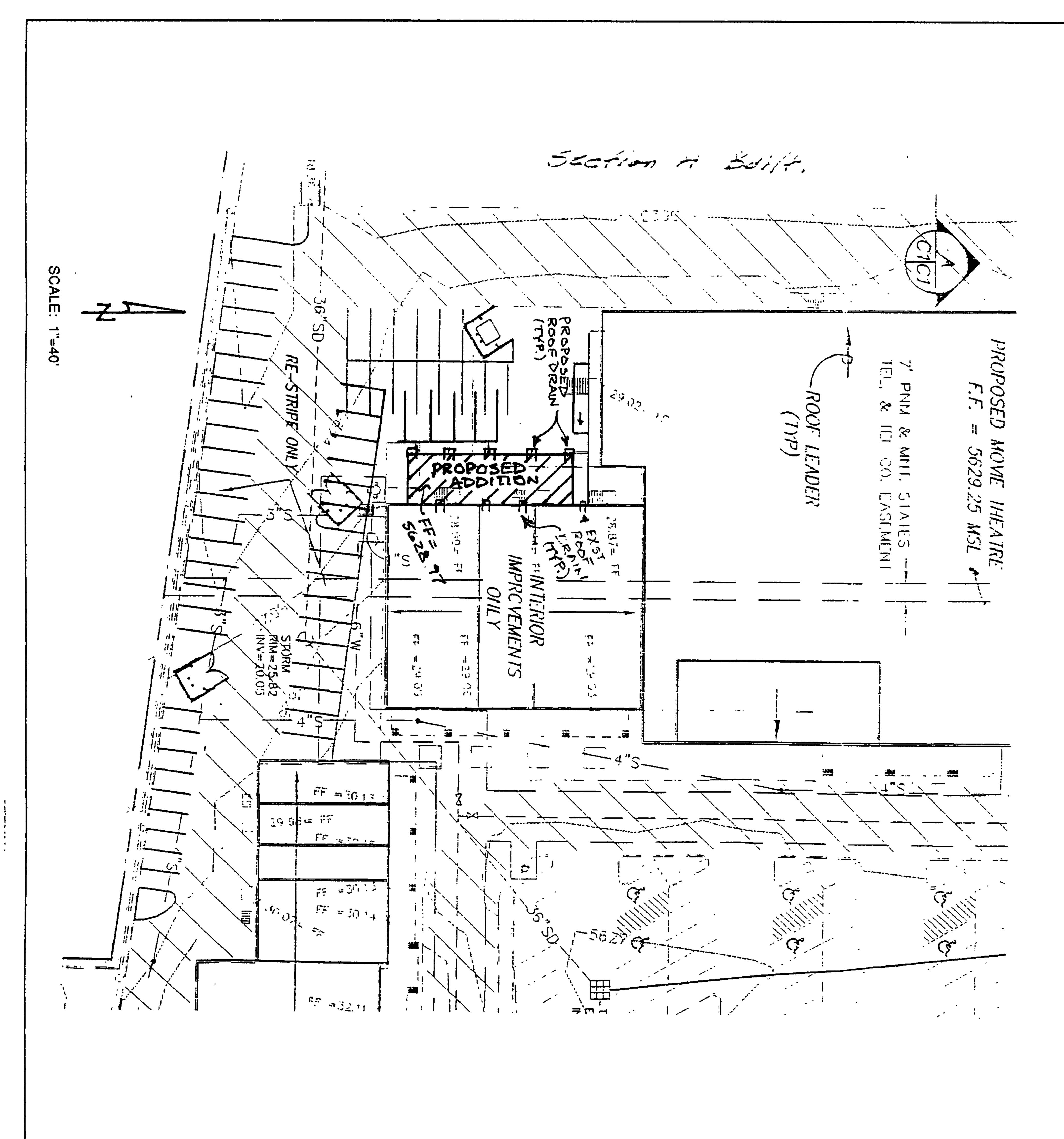
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Letter of Transmittal



tn: HYDROLOGY			OS MONTOYA HILLS VILLAGE SHOPPING
e transmit to you			f the following:
7	Plats		Specifications
GRADING É DRAINAGE	Plans		Submittals
7	Disks		Shop Drawings
7	Report		Copy of Letter
7	······································	-Ta	
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7			
As per your request			For your use
As per your request For your review & a	pproval		For your use
As per your request For your review & a For your information	pproval		For your use Please review & return
As per your request For your review & a	pproval		For your use
As per your request For your review & a For your information For your attention	pproval		For your use Please review & return For return to your files
As per your request For your review & a For your information For your attention For your signature	pproval		For your use Please review & return For return to your files
For your review & a For your information For your attention For your signature	pproval		For your use Please review & return For return to your files Please advise





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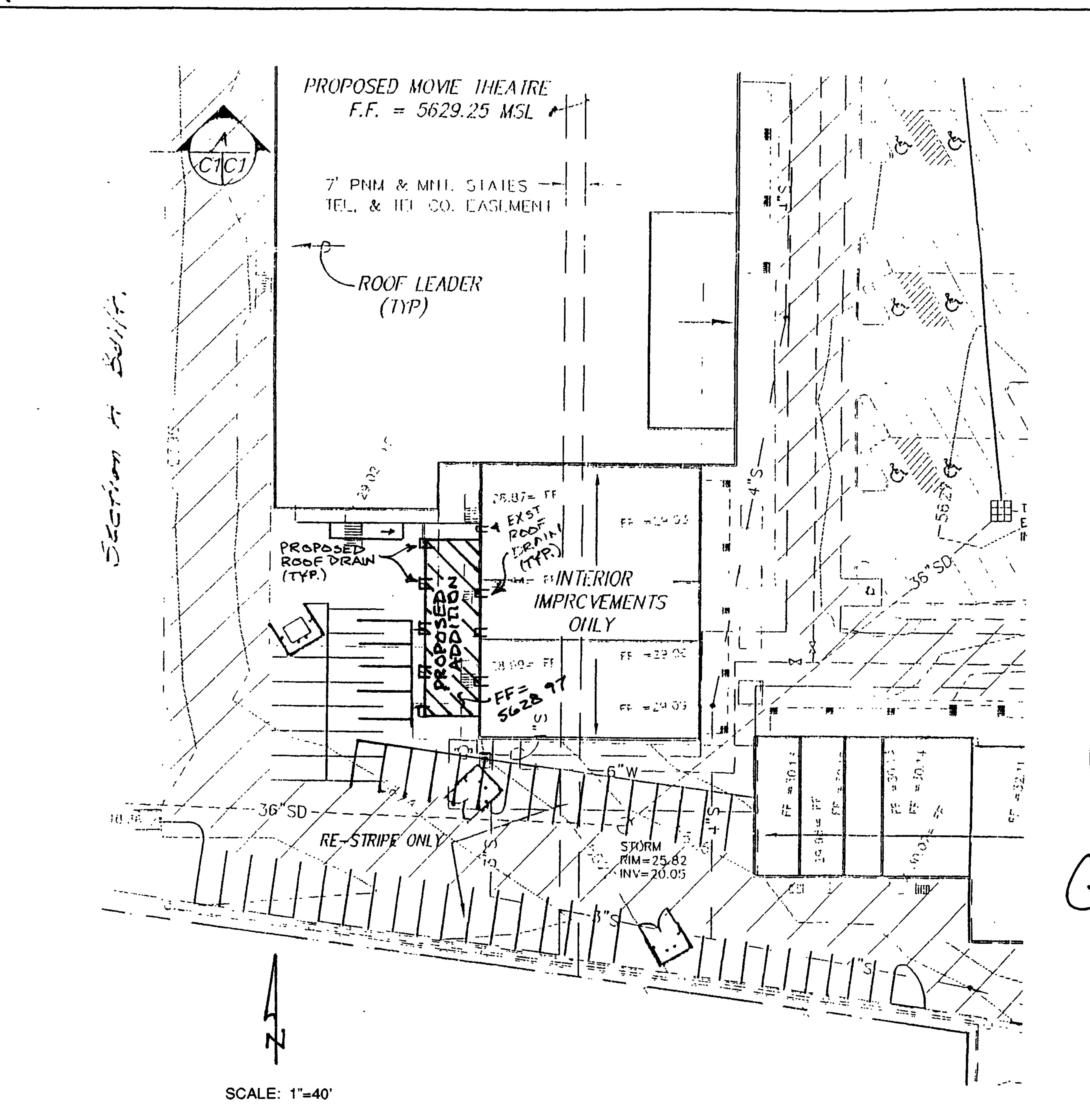
ADING & DRAINAGE PL

ISAACSON & A

SAACSON & ARFMAN, P.A.

Consulting Engineering Associates
128 Monroe Street N.E.

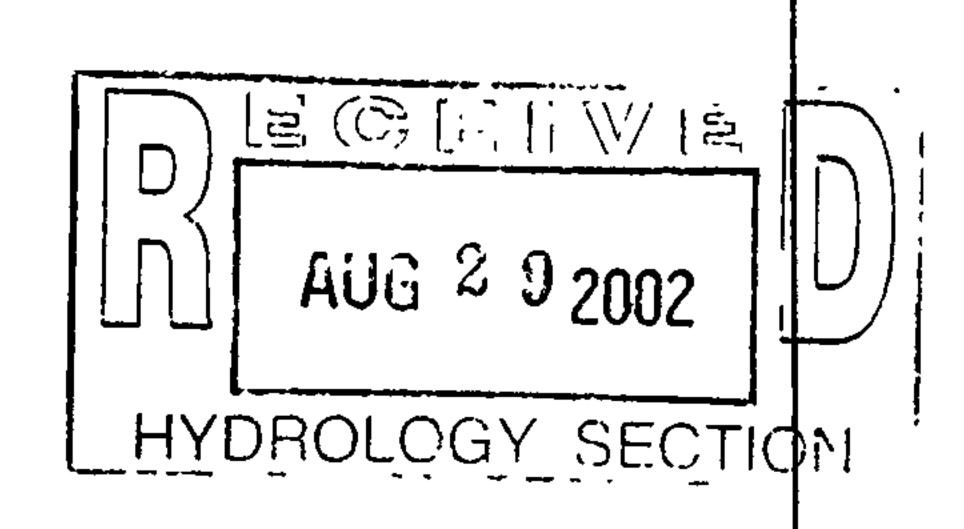
New Mexico 08/29/02



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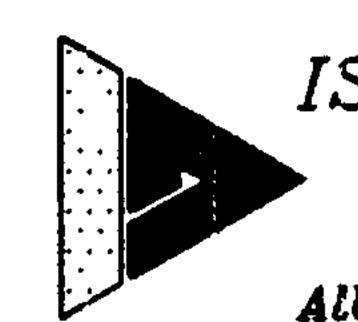
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GREENBACK'S
FOUR HILLS VILLAGE
SHOPPING CENTER

GRADING & DRAINAGE PLAN



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Albuquerque JCB #: 1243 New Mexico 08/29/02