



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
Development & 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: FOUR HILLS VILLAGE GREENBACK'S - SHOPPING CENTER ZONE MAP/DRG. FILE #: L-22/D33E
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: FOUR HILLS VILLAGE SHOPPING CENTER, TRACT G
CITY ADDRESS: 13130 CENTRAL AVE SE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: GENNY DONATI
PHONE: 268-8828
ZIP CODE: 87108

OWNER: GREENBACK'S
ADDRESS: _____
CITY, STATE: _____

CONTACT: BOB SHERRY
PHONE: (513) 490-8396
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: _____

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

RECEIVED
NOV 13 2002

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

HYDROLOGIC SECTION

RECEIVED
NOV 08 2002
PWD/DESIGN REVIEW

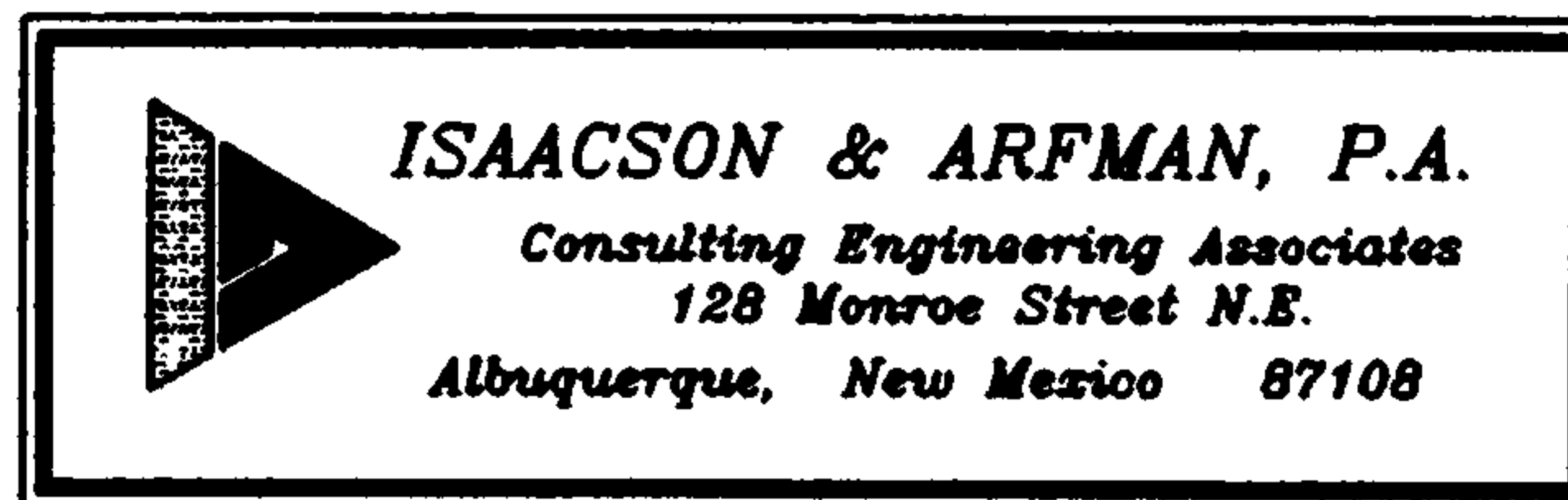
DATE SUBMITTED: 11/12/02

penoviere

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

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

Letter of Transmittal



To: COA
PLAZA DEL SOL

Date: 11/12/02
Job No. 1243

Attn: DRAINAGE DEPT / ~~ERIC MONTANO~~ TERRI MARTIN

Reference: GREENBACK'S - FOUR HILLS VILLAGE SHOPPING CTR
(L-22/D33E)

We transmit to you 1 copy(ies) of the following:

- | | | | |
|-------------------------------------|------------------------|--------------------------|-----------------------|
| <input type="checkbox"/> | <u>Plats</u> | <input type="checkbox"/> | <u>Specifications</u> |
| <input checked="" type="checkbox"/> | <u>Plans</u> | <input type="checkbox"/> | <u>Submittals</u> |
| <input type="checkbox"/> | <u>Disks</u> | <input type="checkbox"/> | <u>Shop Drawings</u> |
| <input type="checkbox"/> | <u>Report</u> | <input type="checkbox"/> | <u>Copy of Letter</u> |
| <input checked="" type="checkbox"/> | <u>ENGINEER'S CERT</u> | | |
| <input type="checkbox"/> | | | |

This information is transmitted:

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <u>As per your request</u> | <input type="checkbox"/> | <u>For your files</u> |
| <input checked="" type="checkbox"/> | <u>For your review & approval</u> | <input type="checkbox"/> | <u>For your use</u> |
| <input type="checkbox"/> | <u>For your information</u> | <input type="checkbox"/> | <u>Please review & return</u> |
| <input type="checkbox"/> | <u>For your attention</u> | <input type="checkbox"/> | <u>For return to your files</u> |
| <input type="checkbox"/> | <u>For your signature</u> | <input type="checkbox"/> | <u>Please advise</u> |

Remarks:

RECEIVED
NOV 12 2002

HYDROLOGY SECTION

RECEIVED
NOV 08 2002
PWD/DESIGN REVIEW

By: GENNY DONART

Copies to: _____



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

**RE: Grading and Drainage Plan for Greenback's Addition (L22-D33E) Dated
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)

L-22/D33E

PROJECT TITLE: FOUR HILLS VILLAGE GREENBACK'S - SHOPPING CENTER ZONE MAP/DRG. FILE #: L-22
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: FOUR HILLS VILLAGE SHOPPING CENTER, TRACT G
CITY ADDRESS: 13130 CENTRAL AVE SE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: GENEY DONART
PHONE: 268-8828
ZIP CODE: 87108

OWNER: GREENBACK'S
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: RICHARD MOELLER ARCH
ADDRESS: 3737 BIG BEND RD NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RICHARD MOELLER
PHONE: 294-2891
ZIP CODE: 87111

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

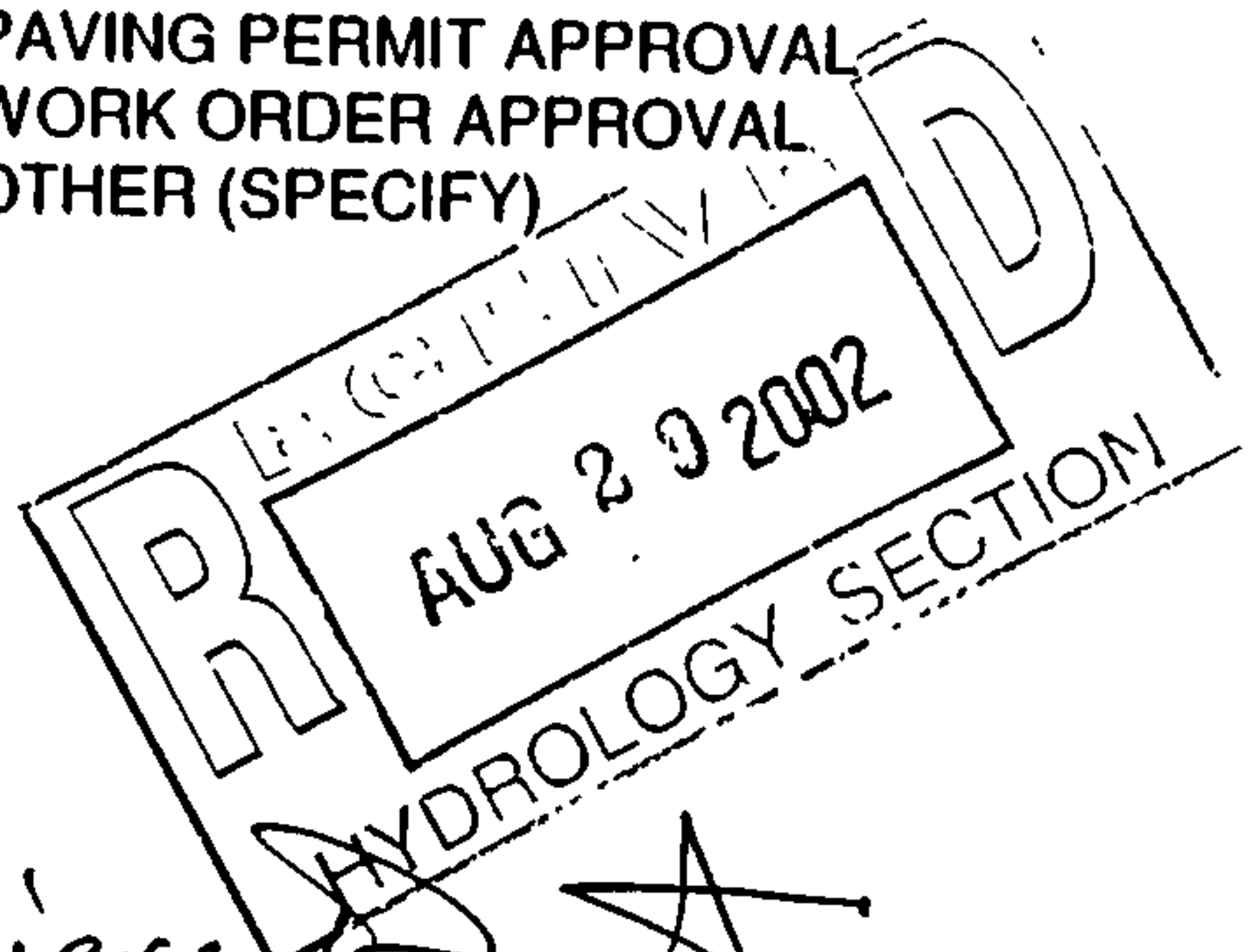
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- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

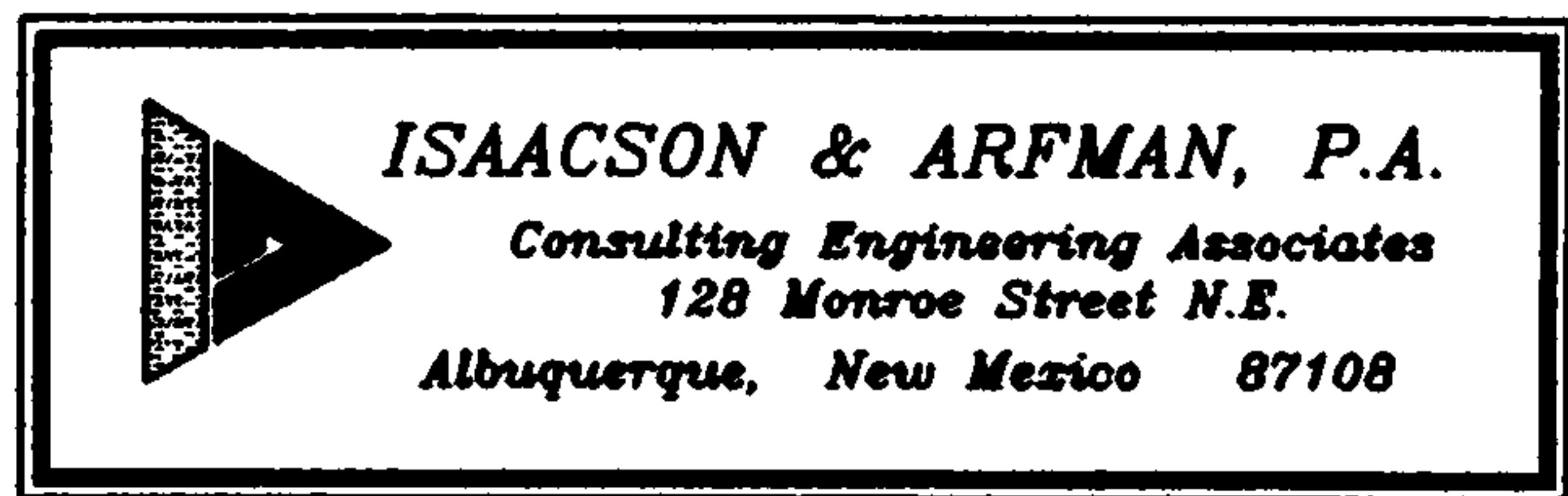
DATE SUBMITTED: 8/29/02 BY: G. G. G. G. G.



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

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more

Letter of Transmittal



To: COA Date: 8/29/02
PLAZA DEL SOL Job No. 1243

Attn: HYDROLOGY DEPT / CARLOS MONTAÑA

Reference: GREENBACK'S - FOUR HILLS VILLAGE SHOPPING CTR

We transmit to you 2 copy(ies) of the following:

- | | | | |
|--|--------|--------------------------|----------------|
| <input type="checkbox"/> | Plats | <input type="checkbox"/> | Specifications |
| <input checked="" type="checkbox"/> GRADING & DRAINAGE | Plans | <input type="checkbox"/> | Submittals |
| <input type="checkbox"/> | Disks | <input type="checkbox"/> | Shop Drawings |
| <input type="checkbox"/> | Report | <input type="checkbox"/> | Copy of Letter |
| <input type="checkbox"/> | | | |
| <input type="checkbox"/> | | | |

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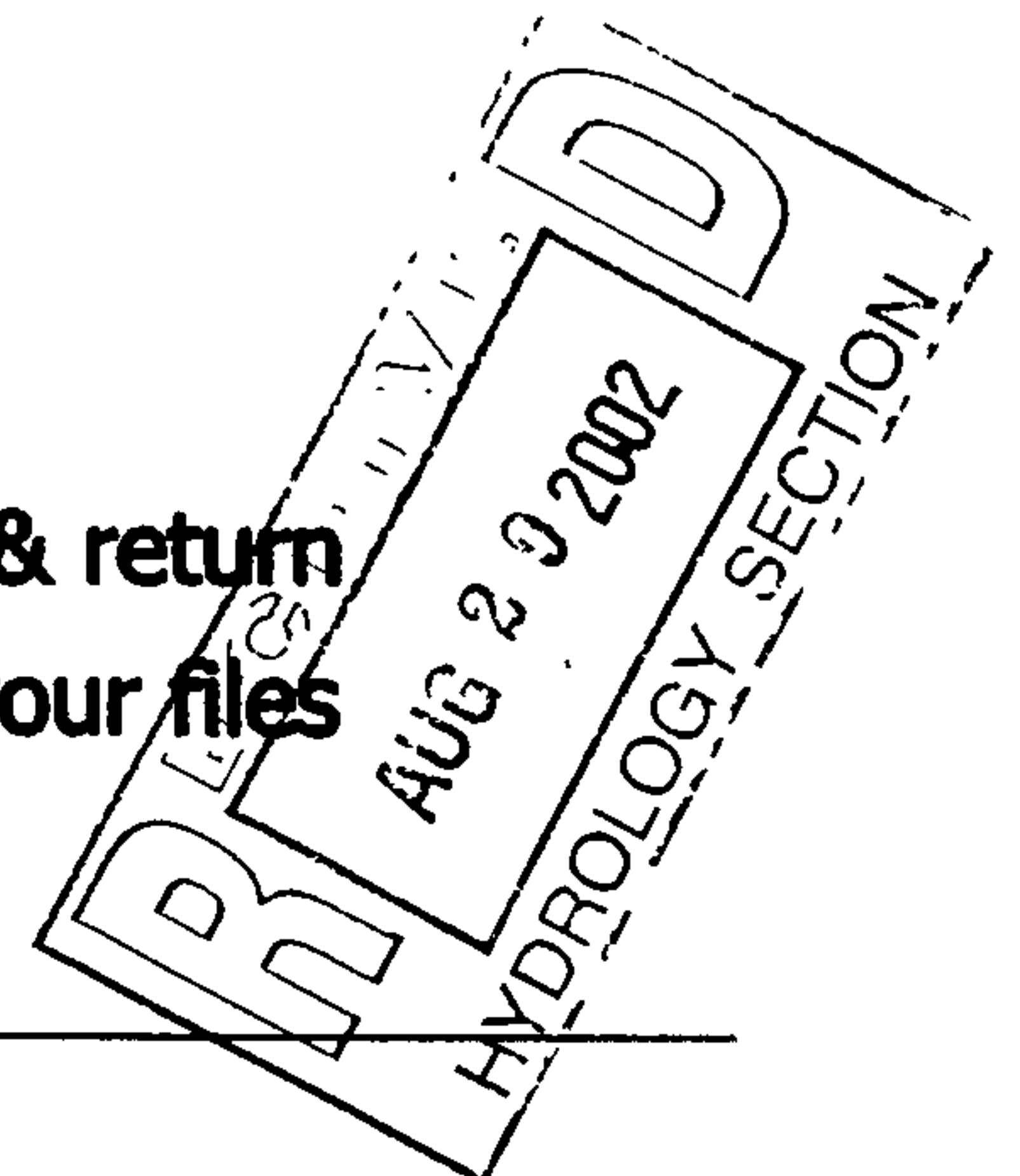
- | | |
|--|---|
| <input type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input checked="" type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

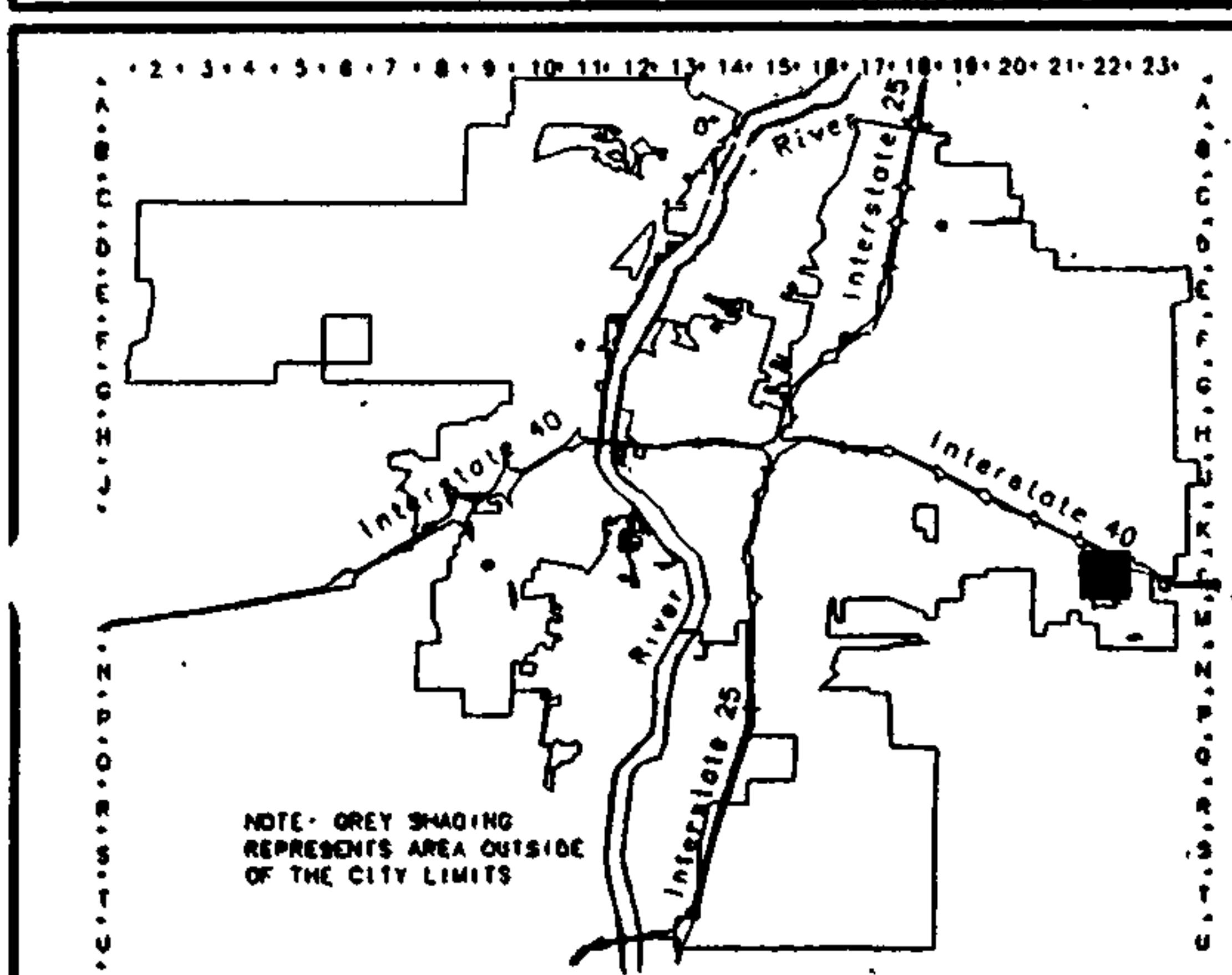
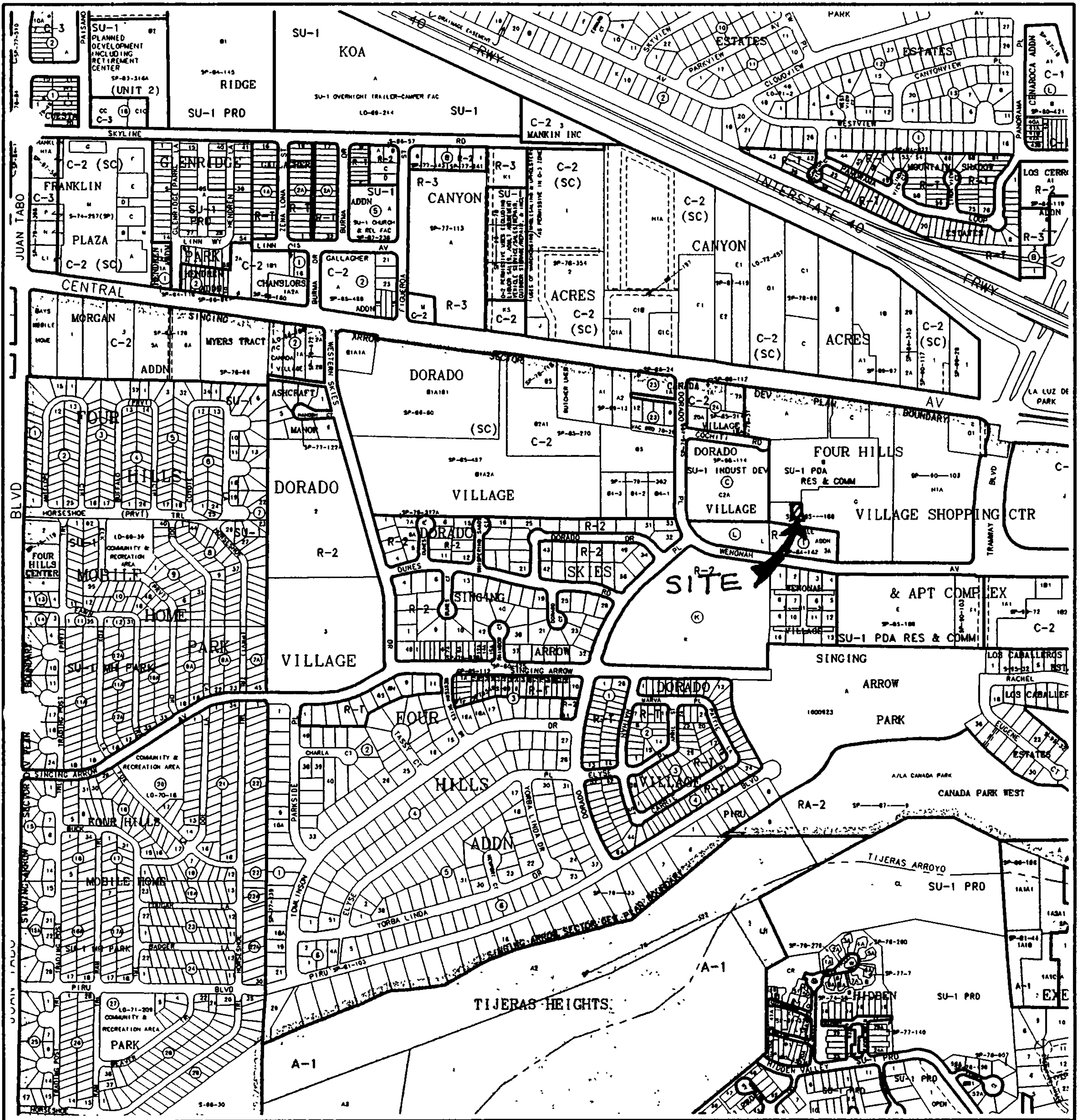
Remarks: PLEASE CALL ME IF YOU HAVE QUESTIONS!

Genny Donart
268-8828

By: _____

Copies to: _____

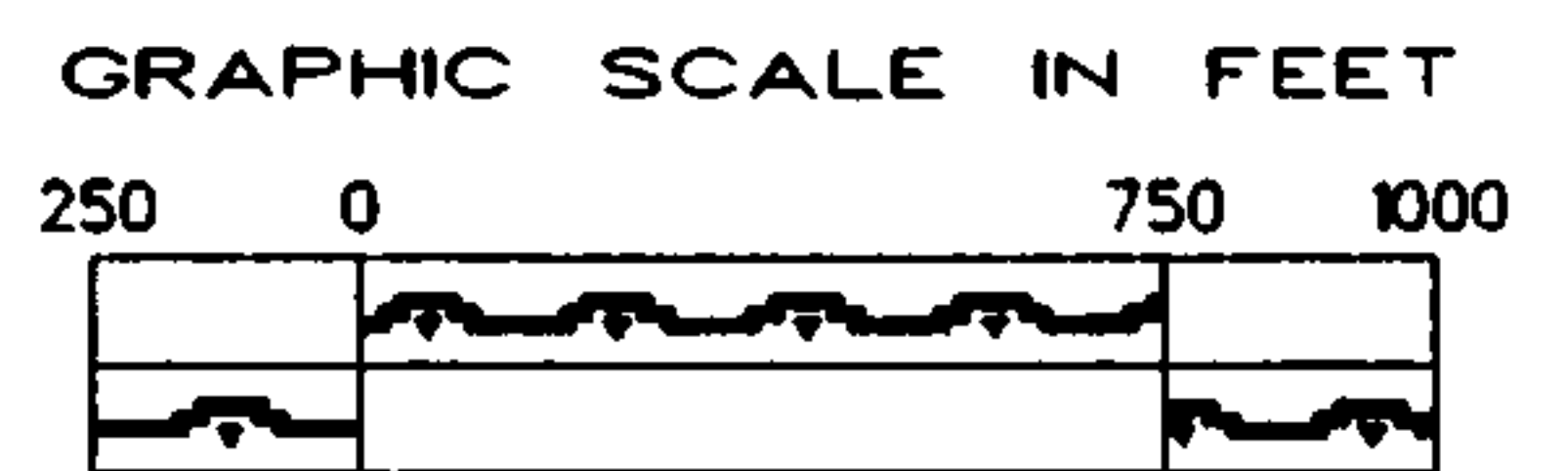




CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

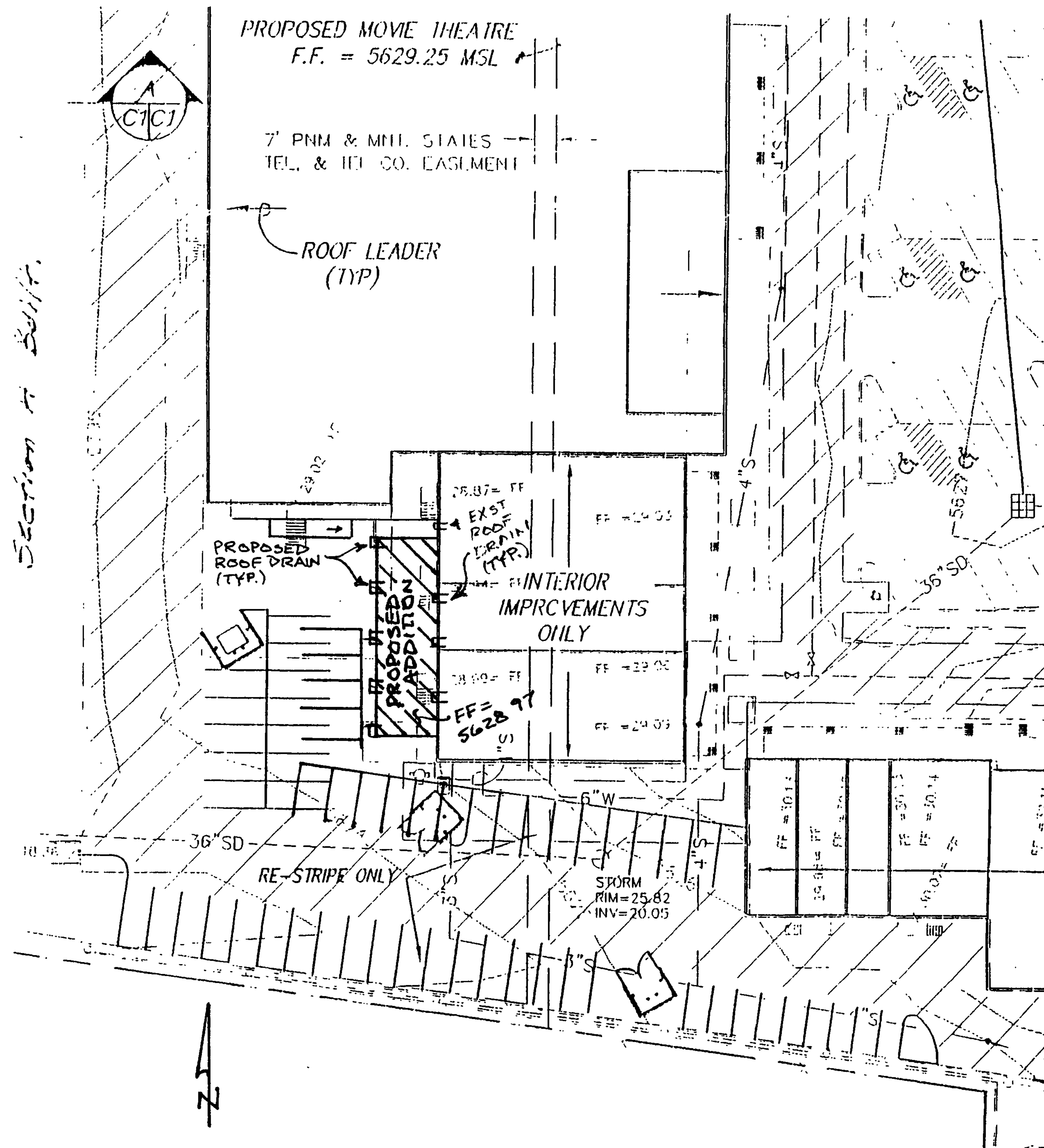
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Zone Atlas Page

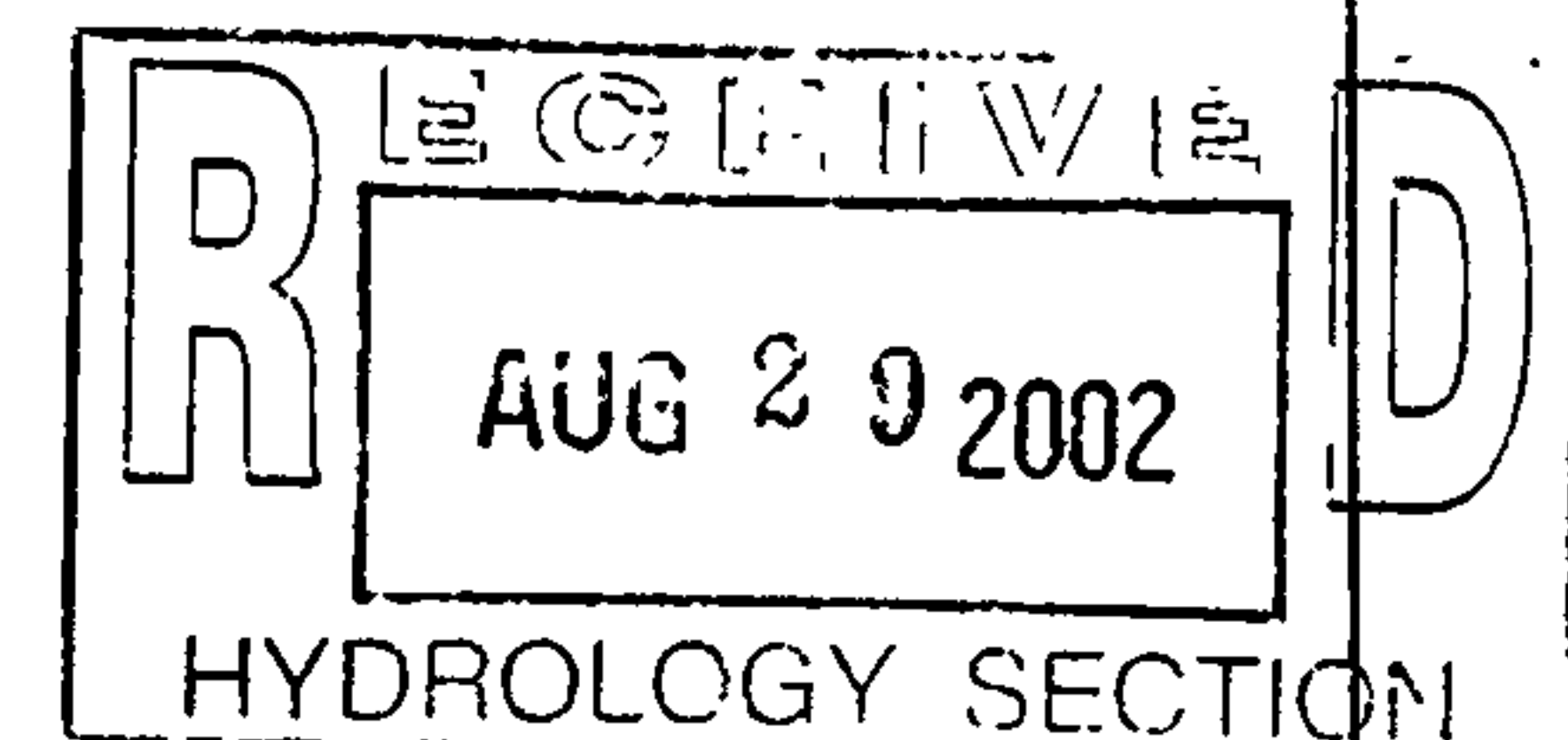
L-22-Z

Map Amended through April 03, 2002



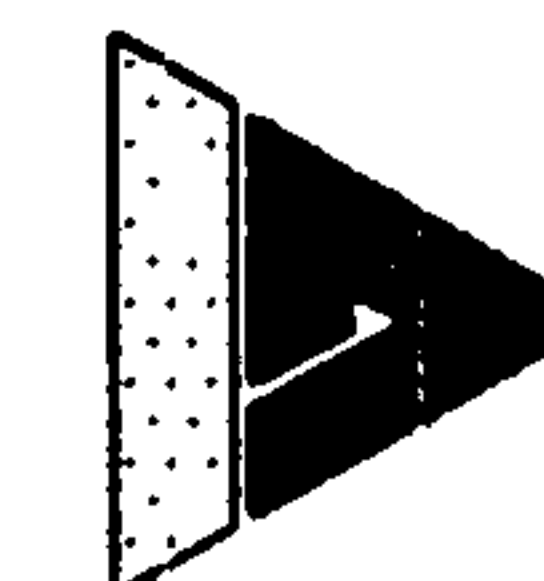
PROPOSED HYDROLOGY: AN ADDITIONAL 1340 SF OF RETAIL SPACE IS ADDED TO THE WEST SIDE OF THE EXISTING SHOPPING CENTER. AS THE AREA TO BE BUILT UPON IS CURRENTLY PAVED, THE EXISTING & PROPOSED LAND TREATMENTS ARE BOTH 100% TYPE D. ALSO, THE STORM WATER CONTINUES TO FLOW TO THE SOUTHWEST CORNER OF THE PARKING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

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



**GREENBACK'S
FOUR HILLS VILLAGE
SHOPPING CENTER**

GRADING & DRAINAGE PLAN



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
JOB #: 1243 08/29/02