

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 18, 2014

Fred Arfman, P.E.
Isaacson & Arfman, Pa
128 Monroe NE
Albuquerque, NM 87108

Re: Family Dollar Store, 7700 Sage Rd. S.W.
Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 02-05-14 (M9-D019A)
Certification dated 08-13-14

Dear Mr. Arfman,

Based upon the information provided in your submittal received 08-13-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: 1009103 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Rd. SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Åsa Nilsson-Weber
PHONE: 268-8828
ZIP CODE: 87108

OWNER: The Hutton Company
ADDRESS: 736 Cherry Street
CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
PHONE: _____
ZIP CODE: 37402

ARCHITECT: Castle Design Group
ADDRESS: 3801 Kirby Dr Suite 600
CITY, STATE: Houston, Tx

CONTACT: _____
PHONE: (713) 664-7978
ZIP CODE: 77098

SURVEYOR: Surv-Tek, Inc.
ADDRESS: 9384 Valley View Drive, NW
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87114

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

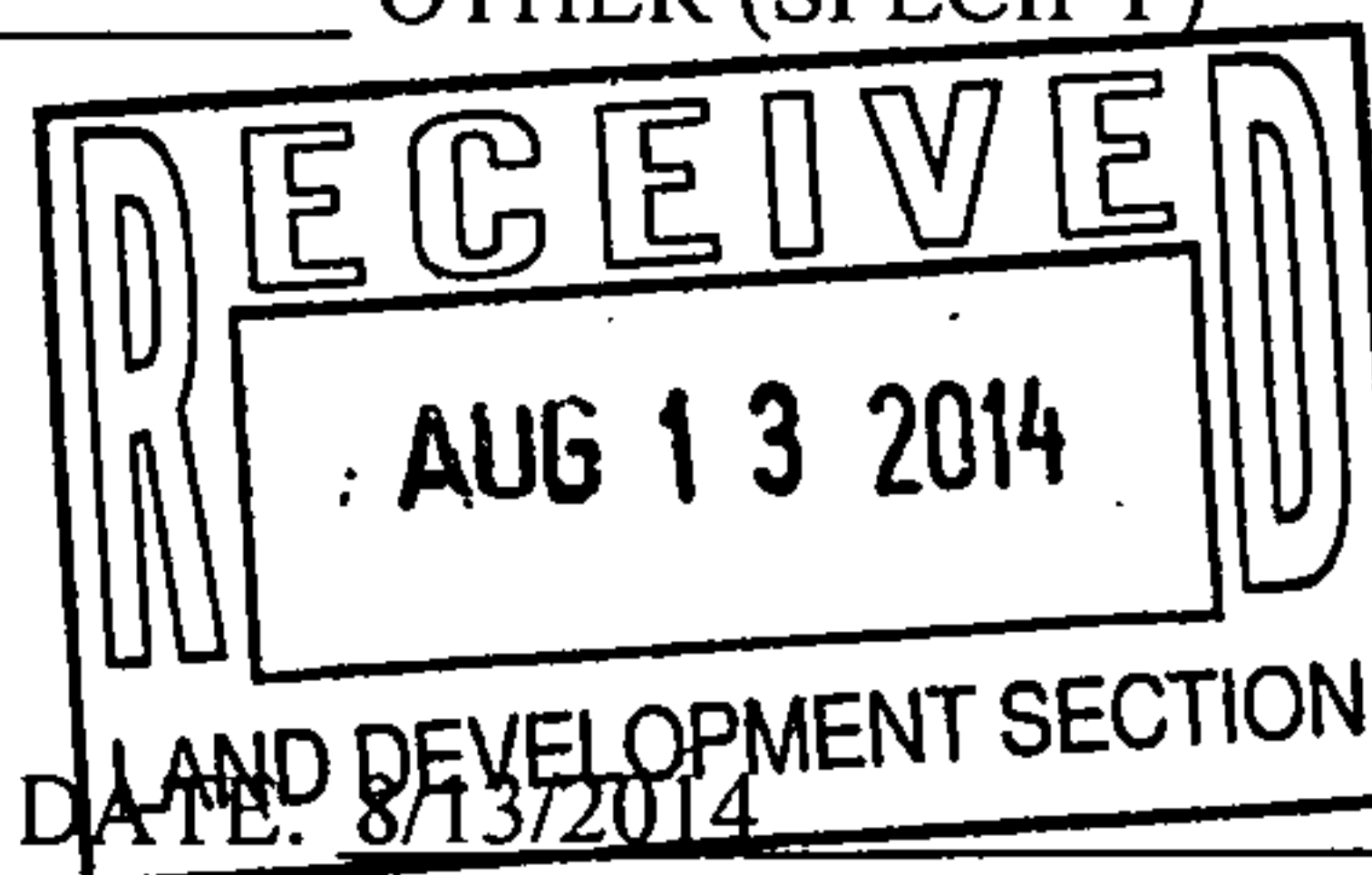
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Åsa Nilsson-Weber, PE

Isaacson & Arfman, P.A.



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 define 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.

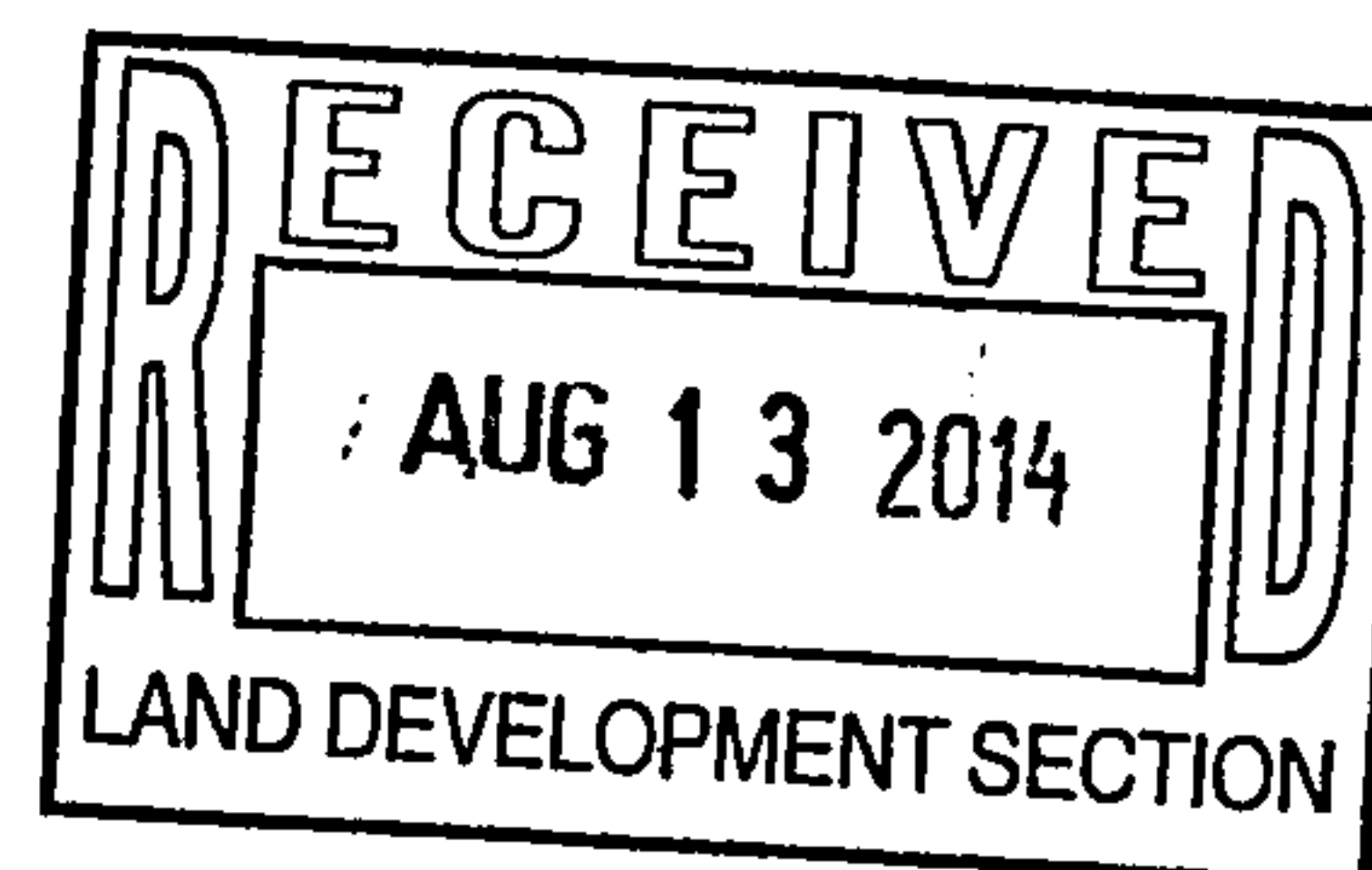
Asa Weber

From: Ortiz, Monica [mortiz@cabq.gov]
To: Asa Weber
Sent: Wednesday, August 13, 2014 2:25 PM
Subject: Read: Family Dollar Sage & Unser

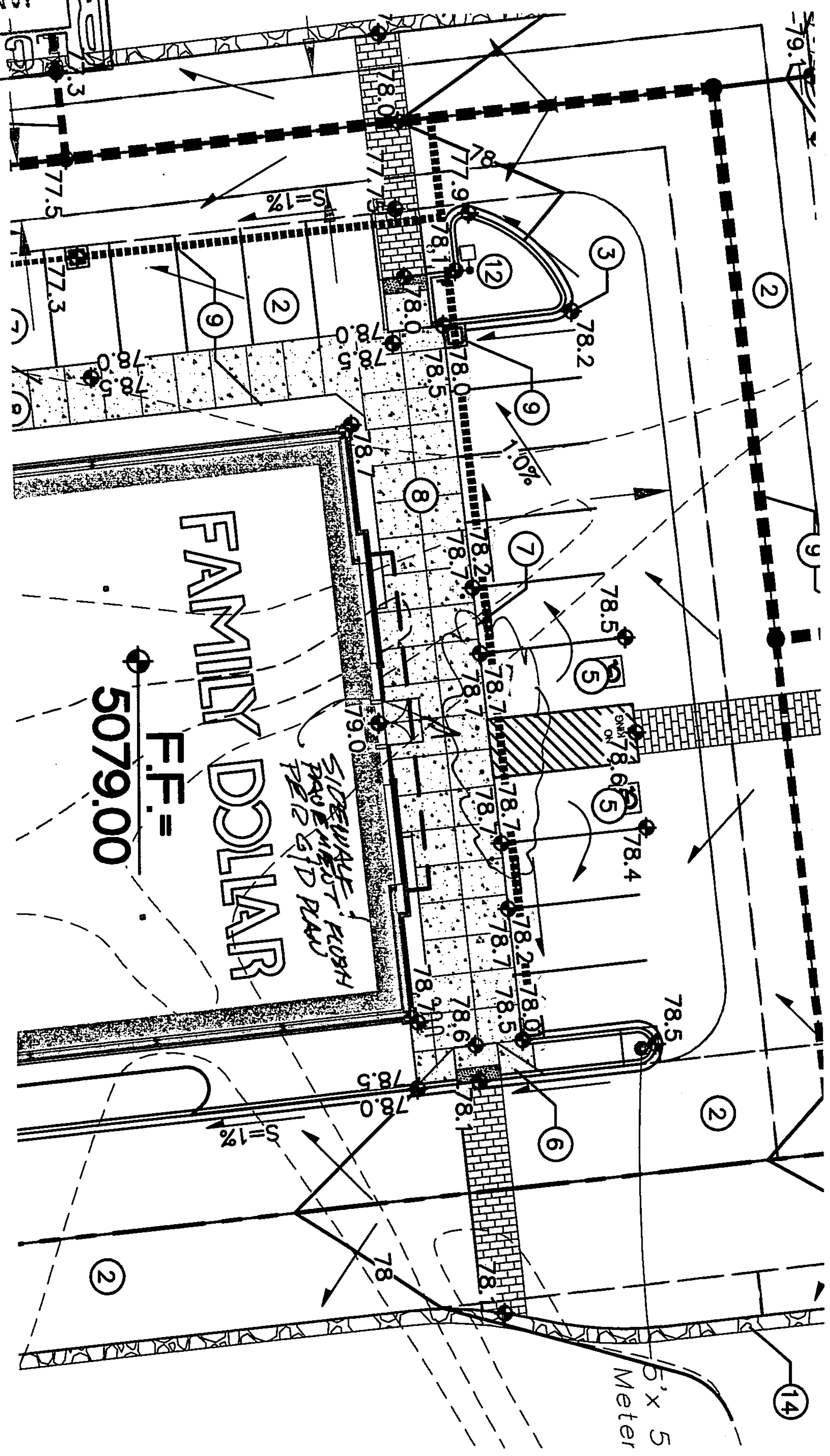
Your message

To: Ortiz, Monica
Cc: Michel, Racquel M.
Subject: Family Dollar Sage & Unser
Sent: Wed, 13 Aug 2014 14:22:52 -0600

was read on Wed, 13 Aug 2014 14:25:11 -0600



RECEIVED
JAN 17 2014
LAND DEVELOPMENT SECTION



FAMILY DOLLAR
F.F. =
5079.00

SIDEWALK DRIVE-THRU
FOOD PICK UP

5' x 5
Meter

Asa Weber

From: Ortiz, Monica [mortiz@cabq.gov]
Sent: Monday, August 04, 2014 1:30 PM
To: Asa Weber
Cc: Sims, Timothy E.
Subject: RE: Family Dollar @ Sage & Unser--Grading Cert Submittal

Thanks Asa.

Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

From: Asa Weber [mailto:asaw@iacivil.com]
Sent: Monday, August 04, 2014 1:27 PM
To: Ortiz, Monica
Cc: Sims, Timothy E.
Subject: Family Dollar @ Sage & Unser--Grading Cert Submittal

As-built grading plans for your files.

Asa Nilsson-Weber, P.E.
Principal / Vice President

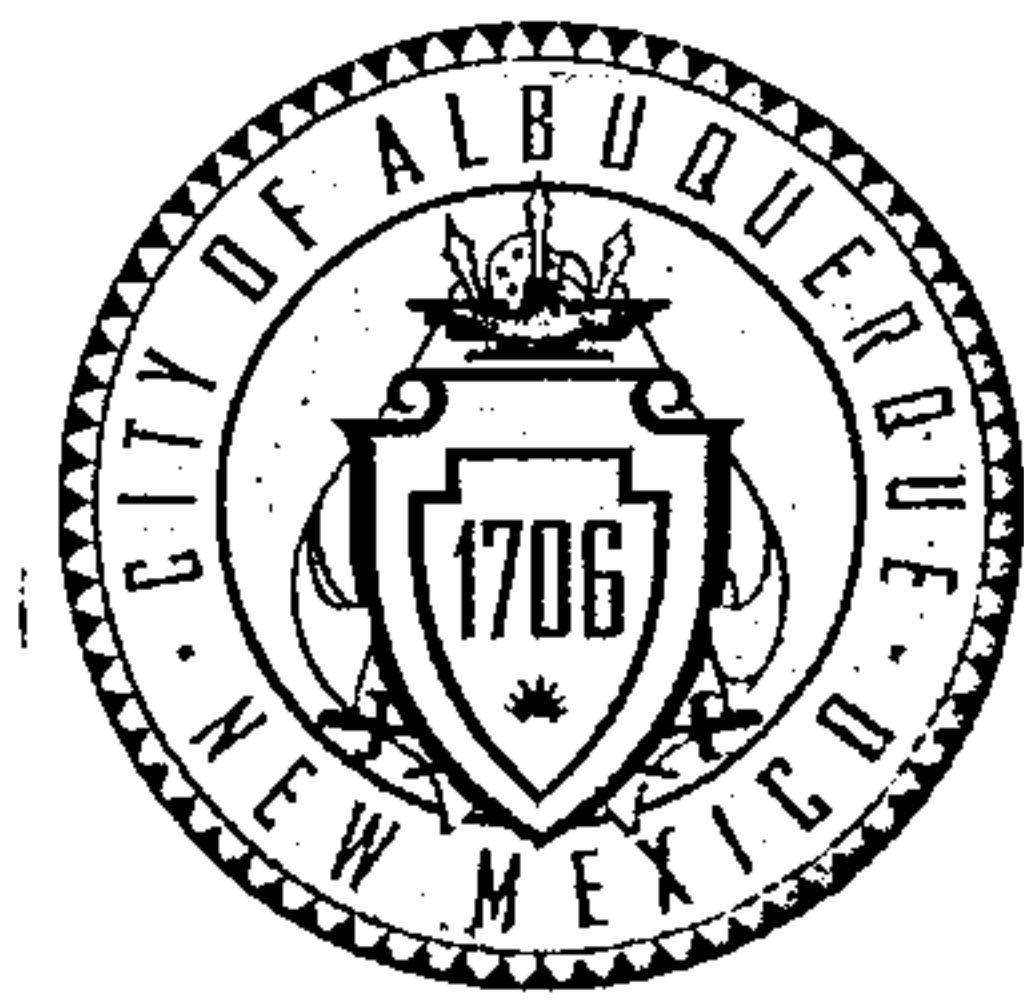
 **Isaacson & Arfman, P.A.**
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
asaw@iacivil.com

CONFIDENTIALITY STATEMENT and CONTENT NOTIFICATION: This message and any accompanying attachment(s) contain information which may be confidential or privileged and is intended only for the individual or entity named above. It is prohibited to disclose, copy, or distribute the contents of this message. If you received this message in error, please notify us immediately.

Recipient acknowledges that any attached electronic files may not contain all of the information on the approved construction documents and are not intended to be relied upon as a replacement for the approved construction document(s). This information is provided to the user as a courtesy by I&A for this project only and shall not be used for any other purpose without the express written consent of Isaacson & Arfman, PA.



CITY OF ALBUQUERQUE



January 17, 2014

Fredrick C. Arfman, P.E.
Isaacson & Arfman, Pa
128 Monroe NE
Albuquerque, NM 87108

Re: Family Dollar Store, 7700 Sage Rd. S.W., Traffic Circulation Layout, Engineer's Stamp dated 02-05-13 (revision 01-16-14)(M9-D019A)

Dear Mr. Arfman,

The TCL submittal received 01-17-14 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Rd. SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

OWNER: The Hutton Company
ADDRESS: 736 Cherry Street
CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
PHONE: _____
ZIP CODE: 37402

ARCHITECT: Castle Design Group
ADDRESS: 3801 Kirby Dr Suite 600
CITY, STATE: Houston, Tx

CONTACT: _____
PHONE: (713) 664-7978
ZIP CODE: 77098

SURVEYOR: Surv-Tek, Inc.
ADDRESS: 9384 Valley View Drive, NW
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87114

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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) _____

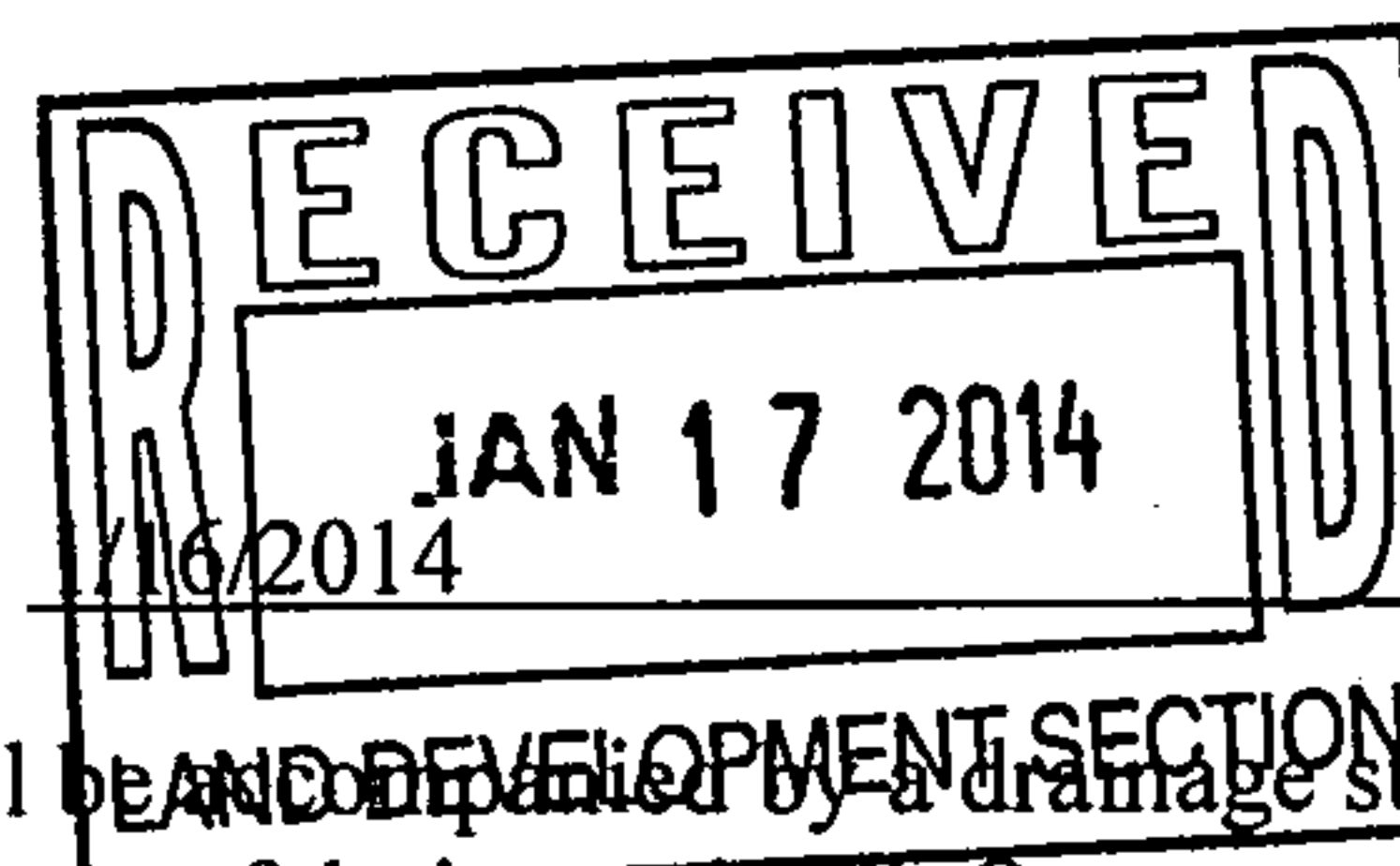
WAS A PRE-DESIGN CONFERENCE ATTENDED:

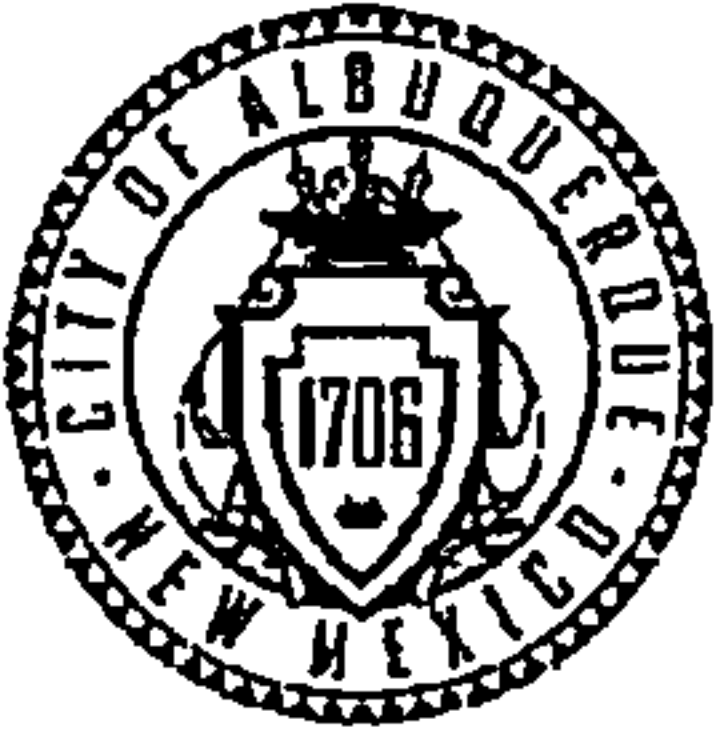
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Frederick C. Arfman, PE DATE: 1/16/2014
Isacson & Arfman, P.A.

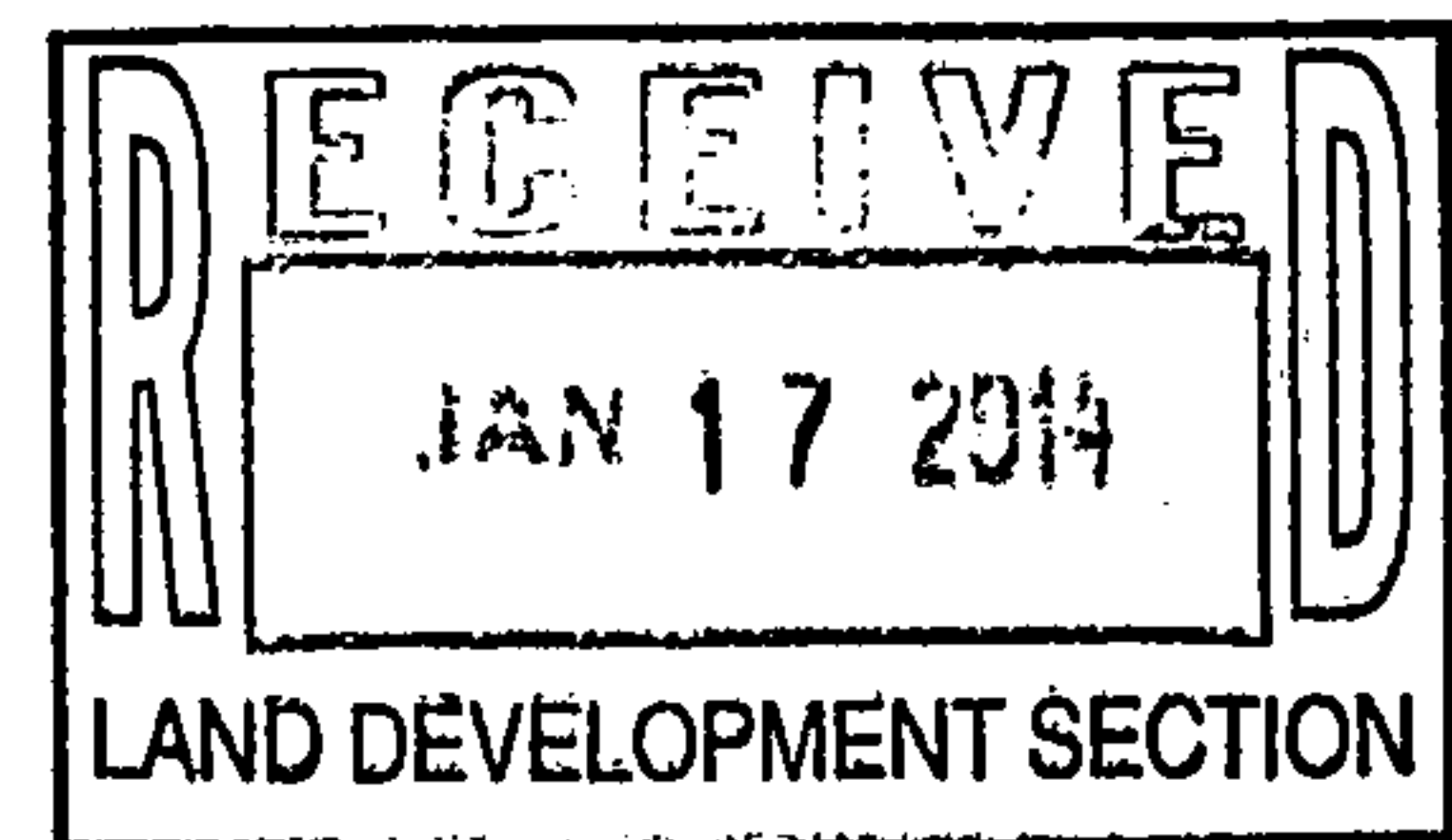
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on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



FAMILY DOLLAR STORES (ISAACSON & ARFMAN P.A., FRED ARFMAN, AGENT) request(s) a special exception to Section 14-16-3-1(A)(21): a VARIANCE of 5 parking spaces to the 38 minimum parking space requirement for a proposed Family Dollar store for all or a portion of Lot(s) A4, UNSER & SAGE MARKETPLACE zoned C-1, located at the SOUTHEAST CORNER OF SAGE RD SW AND UNSER BLVD SW (M-10)

Special Exception No: 12ZHE-80011
Project No: Project# 1009103
Hearing Date: 10-16-12
Closing of Public Record: 10-16-12
Date of Decision:.....10-31-12

On October 16, 2012, Fred Arfman, agent for Family Dollar Stores appeared before Zoning Hearing Examiner, Joshua J. Skarsgard, requesting a Variance of 5 parking spaces to the 38 minimum parking space requirement for a proposed Family Dollar Store at the Southeast corner of Sage Rd SW and Unser Blvd SW. Below are the findings of facts.

FINDINGS:

1. Fred Arfman, agent for Family Dollar Store requests a variance of 5 parking spaces to the 38 minimum parking space requirements for a proposed Family Dollar Store at the southeast corner of Sage Rd SW and Unser Blvd SW.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "*Variance. A variance shall be approved if and only if the following tests are met: (a) The property is exceptional*"
3. Mr. Arfman testified that the property is exceptional in this case due to the property being the first development within the Sage & Unser Marketplace and therefore cannot enter into a cross lot parking agreement with the adjacent commercial users that would normally be available if this retail building were located in an established commercial area. Additionally Mr. Arfman indicated that the property was exceptional because it was not located on a bus route that would allow for a reduction in the parking calculations required on-site. Mr. Arfman made mention to a traffic study within the file that indicated that the Family Dollar store would rarely, if ever, reach capacity in their parking lot (in short, the parking required on site for operations would be in the 'teens' and rarely if ever compromise the parking lot capacity).
4. Mr. Arfman testified that recent public improvements to Unser Blvd. make it practical for the commercial corners along Unser to develop and provide mass transit services to the surrounding neighborhoods. These transit routes if they were in place today, his client would qualify for a 10% reduction in the parking requirements, therefore reducing the parking space requirement from 38 spaces to 34.
5. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following*

tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship”

6. Both the application and testimony provided at the hearing demonstrate that as a result of the exceptionality of the lot (current lack of public transportation and easements allowing cross-parking), the City of Albuquerque parking regulations produce an unnecessary hardship on this client.
7. Mr. Arfman testified that as a result of the exceptional aspect of the property, the variance is appropriate to prevent the unnecessary hardship that would result if the variance is not allowed to require parking spaces.
8. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) “SPECIAL EXCEPTIONS” reads in part: *“A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship.”*
9. Both the application and testimony provided at the hearing demonstrate that the variance to the parking requirements is needed to prevent the unnecessary hardship (the parking regulations contained within the City of Albuquerque Zoning Code).
10. Mr. Arfman testified if the variance is not allowed, Family Dollar Store would be required to either abandon the project or make unwanted modifications to the site model and parking layout which would compromise the viability of the site.
11. Mr. Arfman testified that by granting the variance will not significantly interfere with the enjoyment of other lands in the vicinity.
12. Mr. Arfman testified that the reduced parking request will not interfere with the enjoyment or functionality of the Family Dollar Store.
13. Mr. Arfman testified that the variance would be consistent with the spirit of the Albuquerque Zoning Code, substantial justice and general interest of the public.
14. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) “SPECIAL EXCEPTIONS” reads in part: *“A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance.”*
15. Mr. Arfman testified that financial gain or loss is not the sole determining factor in requesting the variance. The Family Dollar Store is a “for profit” corporation, but that profit motive was not the sole determining factor of the variance application.
16. There was a facilitated meeting between the applicant and the neighborhood. Residences at the meeting oppose the variance. They stated that parking does not meet the City Zoning Code requirement. Also, they stated that the area already has plenty of Family Dollar Store types and they do not want another dollar store in their community. They would like to see higher end stores brought to the area.
17. There is a letter of opposition from Norman Mason, president of the Tower/Stinson Neighborhood Association in the file.
18. Emilio Chavez spoke in opposition to the request testifying that he has spoken to many neighbors who also oppose the Family Dollar in this community.
19. The yellow “Notice of Hearing” signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
20. The Applicant has adequately justified the Variance request pursuant to City of Albuquerque Code of Ordinances Section § 14-16-4-2 SPECIAL EXCEPTIONS: a

VARIANCE of 5 parking spaces to the 38 minimum parking space requirement for a proposed Family Dollar store for all or a portion of Lot(s) A4, UNSER & SAGE MARKETPLACE zoned C-1, located at the SOUTHEAST CORNER OF SAGE RD SW AND UNSER BLVD SW (M-10)

DECISION:

APPROVAL of a VARIANCE of 5 parking spaces to the 38 minimum parking space requirement for a proposed Family Dollar store for all or a portion of Lot(s) A4, UNSER & SAGE MARKETPLACE zoned C-1, located at the SOUTHEAST CORNER OF SAGE RD SW AND UNSER BLVD SW (M-10)

If you wish to appeal this decision, you may do so by 5:00 p.m., on November 16, 2012 in the manner described below:

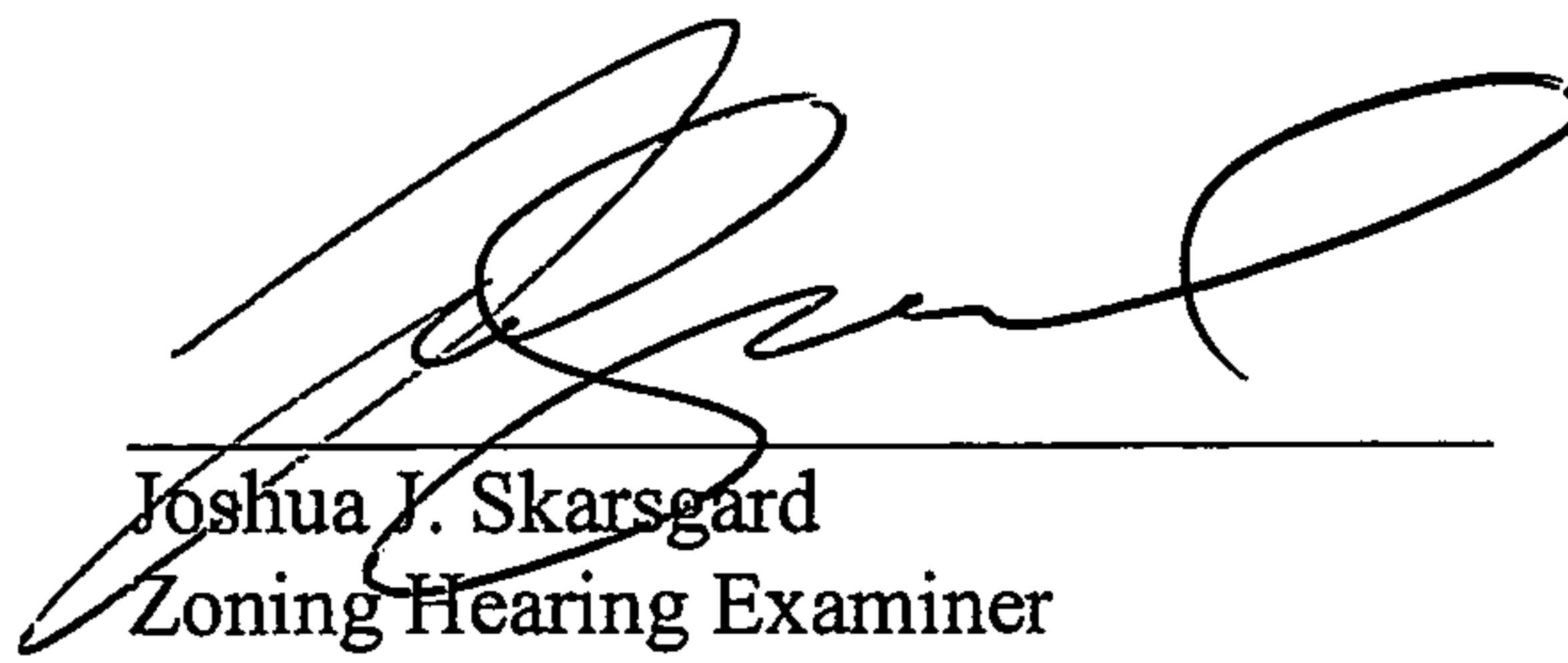
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

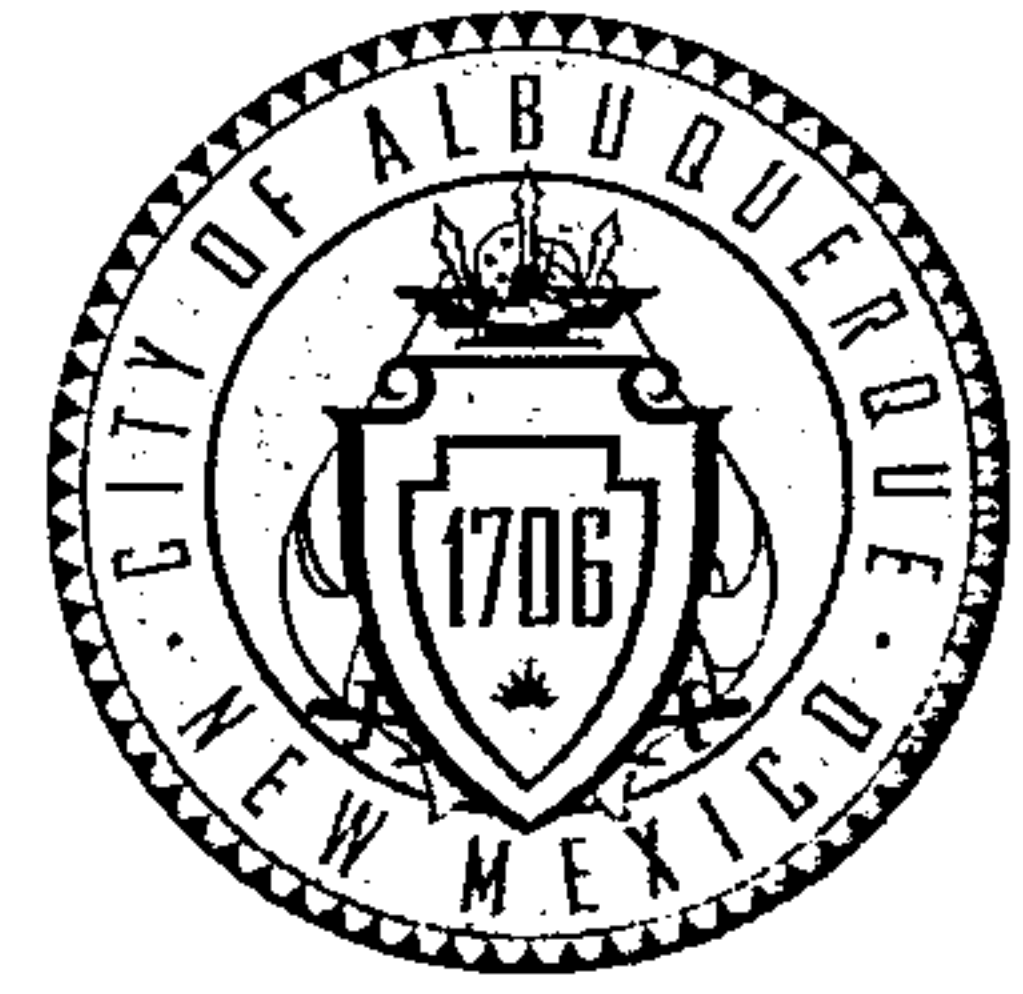
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Fred Arfman, 128 Monroe St NE, 87108
Emilio Chavez, 3670 Tower Rd SW, 87121
Unser & Sage LLC., 6300 Jefferson St NE, Ste 102, 87109
Norman Mason, 7427 Via Tranquilo SW, 87121
Bobbi Young, 7427 Via Tranquilo SW, 87121
Family Dollar Stores, 736 Cherry Street, Chattanooga, TN 37402

CITY OF ALBUQUERQUE



January 15, 2014

Frederick C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe NE
Albuquerque, NM 87108

**Re: Family Dollar Store, 7700 Sage Rd. SW, Traffic Circulation Layout
Engineer's Stamp dated 12-10-13 (M10-D019A)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 1-08-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The minimum end island radius to accommodate cars is 15 feet. The proposed entry radius of 10' R is not in compliance with the *DPM Ch 23, Section 7, Part B.2 Treatment of Access Points*.
2. The entrance at Sage requires directional pavement signage; see *DPM Ch 23, Section 6, Part B.10 Striping and Signing*.
3. Regarding *12'X12' Sign Easement*: provide recorded easement information, provide proposed sign details, and provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*) demonstrating proposed sign will not obstruct clear sight and stopping distance required.
4. Please label width of all proposed sidewalks. General Note 6 regarding all onsite sidewalks are 6' unless labeled conflicts with site plan & scaled dimensions. Please correct.
5. The labeled width for ADA Parking of 9' conflicts with General Note #3 of 11' and Detail A. Please align information.
6. The development of this site must be in compliance with current DPM and ADA standards and regulations. Please refer to attachment for revised ADA parking regulations addressing posted sign and pavement markings.
7. Please add the following note: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

CITY OF ALBUQUERQUE



Strike CKB
1/16/14
CKB

8. Please provide barricade plan for drive aisles that are not complete connections; see *DPM Ch 23, Section 5.M Barricades at Ends of Pavement*.
9. Please provide details of brick patterned line type (i.e. raised, colored, texture concrete).
10. Please clarify "bubbled" line type.
11. The parking provided is less than the required parking. Was a parking variance approved? Approved variance must be provided prior to approval of this proposed TCL.
12. Please include two copies of the traffic circulation layout at the next submittal.

If you have any questions, you can contact me at 924-3924.

Sincerely,

PO Box 1293

Albuquerque

Cynthia K Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Rd. SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

FredA@IA CIVIL . com

OWNER: The Hutton Company
ADDRESS: 736 Cherry Street
CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
PHONE: _____
ZIP CODE: 37402

ARCHITECT: Castle Design Group
ADDRESS: _____
CITY, STATE: _____

CONTACT: Steven Pratt
PHONE: _____
ZIP CODE: _____

SURVEYOR: Surv-Tek, Inc.
ADDRESS: 9384 Valley View Drive, NW
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg
PHONE: 897-3366
ZIP CODE: 87114

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

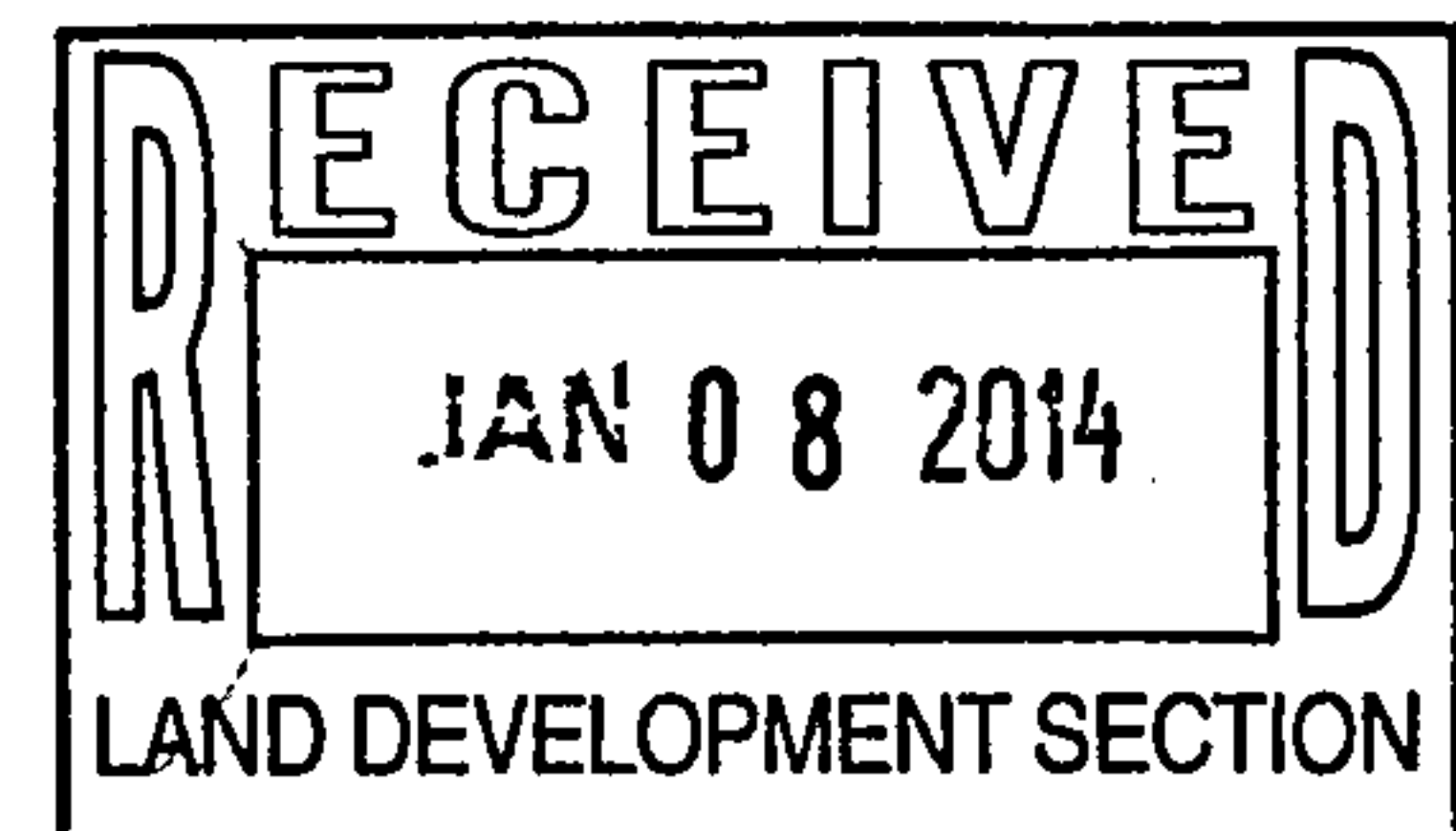
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

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: Frederick C. Arfman, PE DATE: 1/8/2014
Isaacson & Arfman, P.A.

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 define 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.

D.I. Carb ends.

Sidewalk
© PL Ends

ABQMaps - Advanced Map Viewer

Search for map features...

I want to...

All Available Layers

UNINCORPORATED AREAS

SAGE RD

ROW A-L

30' Easement

CRYSTAL RIDGE RD

QUIET DESERT DR

UNSER BLVD

ABEYTA RD

A-3

A-4

A-5

A-1

A-2

200ft
50m

Bike Path Unser.

Tower Unser SDP
WSSP

Beck, Cynthia

From: Beck, Cynthia
Sent: Thursday, January 16, 2014 12:05 PM
To: 'freda@iacilvil.com'
Subject: Family Dollar Store @ Sage

Attachments: Family Dollor @ Sage.pdf; 2009 NM ACCESSIBLE PARKING CHECKLIST 07-10-13.doc

Hi Fred,

Regarding your call challenging the reasoning for end drive aisle barricades, let me explain. After your call, I reviewed the G&D plan to see the end /edge treatment of the asphalt drive aisles and learned that rock is proposed along perimeter edge. I was concerned that the drive aisles opened up to the future development without an indication that the pavement ended. This can be a safety issue when visibility is poor, specifically at night. I spoke with Doug and he was under the impression that I was asking for a barricade the full length of the site.....no, just at the 30 ft access points. I will remove the barricade request from the TCL comments.

Unfortunately, I missed two areas of concern regarding (1) dual use of the handicap stall access aisle / 6' pedestrian ADA access from ROW to store entrance, and (2) the possibility of sidewalk ramps and store entrance conflicting. Please see attachments for diagram and current ADA Parking requirements. I shared my concerns with Doug on the phone. Please provide details of this area including the dimensional relationship between the store entrance, storefront sidewalk and access ramps to HC stalls with the next TCL submittal.

I hope I've made my request clear, but please feel free to call for clarification.

Thank you,

Cynthia K Beck
Associate Engineer, Planning Department
Development & Review Services
(505) 924-3924



Family Dollor @
Sage.pdf (171 ...



2009 NM
ACCESSIBLE PARKING (

TRACT A-5

EDGE OF PAVEMENT

Family Dollar Store
Sage

ADA Reg's Parking
Ramps?
Conflict w/ Store
Entrance?

FAMILY DOLLAR

Entrance

41.34'

R50'

R50'

5'

R2.5'

9'-0" EA = 36.09'

4 SPACES @

9'-0" EA = 27.00'

3 SPACES @

R3.0'

TYP.

8

6'

11'

3.0'

12.00'

12.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

CITY OF ALBUQUERQUE



February 20, 2013

Fredrick C. Arfman, P.E.
Isaacson & Arfman, Pa
128 Monroe NE
Albuquerque, NM 87108

Re: Family Dollar Store, 7700 Sage Rd. S.W., Traffic Circulation Layout
Engineer's Stamp dated 01-24-13 (M10-D019A)

Dear Mr. Arfman,

The TCL submittal received 02-08-13 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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 924-3924.

Sincerely,

Cynthia K. Beck,
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Rd. SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Fred Arfman
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: The Hutton Company CONTACT: Chuck Borysiak
ADDRESS: 736 Cherry Street PHONE: _____
CITY, STATE: Chattanooga TN ZIP CODE: 37402

ARCHITECT: Castle Design Group CONTACT: Steven Pratt
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive, NW PHONE: 897-3366
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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

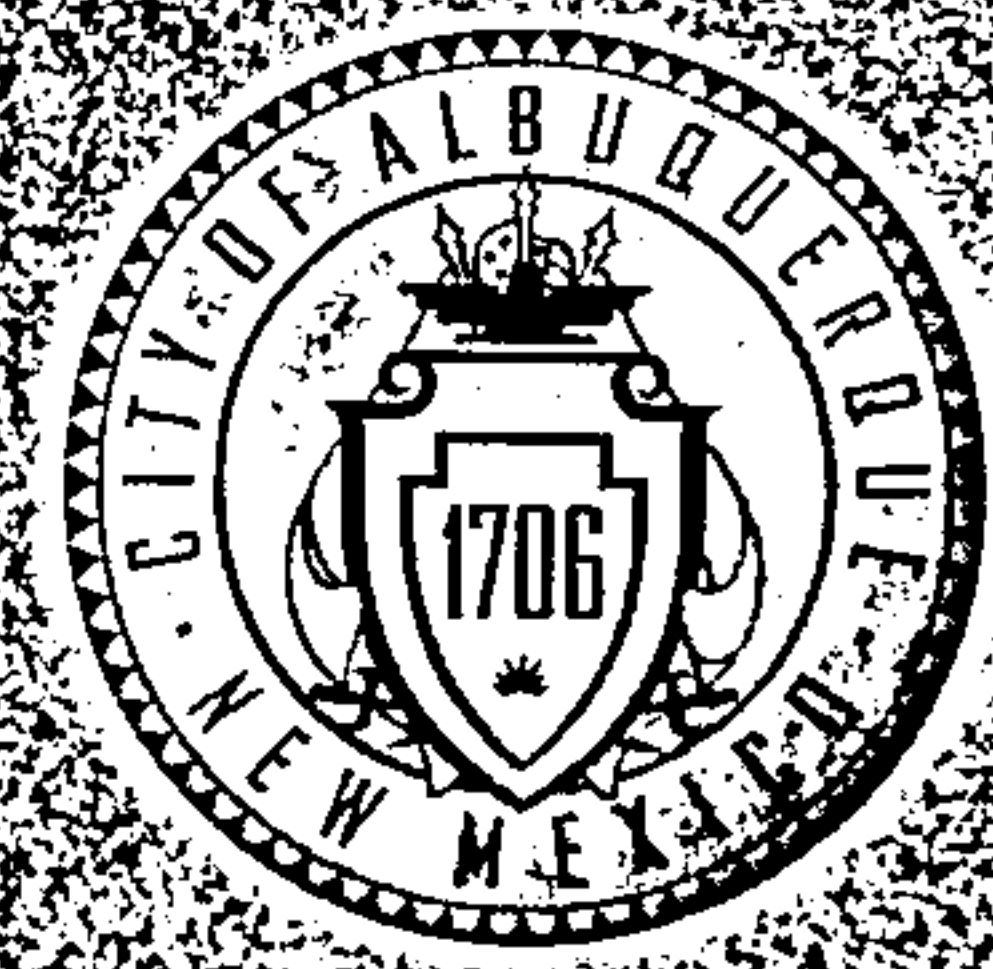
SUBMITTED BY: Frederick C. Arfman, PE DATE: 2/8/2013
Isaacson & Arfman, P.A.



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 define 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



January 25, 2013

Frederick C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe NE
Albuquerque, NM 87108

Re: **Family Dollar Store, 7700 Sage Rd. SW, Traffic Circulation Layout**
Engineer's Stamp dated 01-08-13 (M10-D019A)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 01-09-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map on the site plan.
2. Please provide a legal description on the site plan.
3. Please include two copies of the traffic circulation layout at the next submittal.
4. The improvements on Sage Road are shown as existing; however, this infrastructure has not yet been built. Please provide additional information. Will these items be built under work order? Is there an infrastructure list associated with this site? Is there a recent replat associated with this site?
5. Please place the proposed sidewalk at the property line and define width.
6. List the width and radii of the proposed turnout.
7. If the site has left turn access, the drive pad has a 36-foot minimum width. Please refer to *Development Process Manual* (DPM) Ch.23 Section 6 for regulations regarding drives with median access, curb return construction, single entrance/exit widths, and striping and signage.
8. Please provide pavement markings to indicate vehicle movement. If there is a left turn egress, please indicate with aisle striping and directional arrows. Refer to DPM Ch. 23 Section 6.10.
9. Clearly show the ADA accessible pathway from the public sidewalk to the building and from the ADA parking stalls to the building. Show all ramps and provide details. If a sidewalk is flush with the adjacent pavement, please indicate this on the plan.
10. The proposed curb return at the entrance indicates a radius of 10 feet. A 25 foot radius is required to accommodate turns by refuse, fire, and larger service vehicles. Refer to DPM Ch. 23 Section 7.2.
11. Please refer to all applicable city standards.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

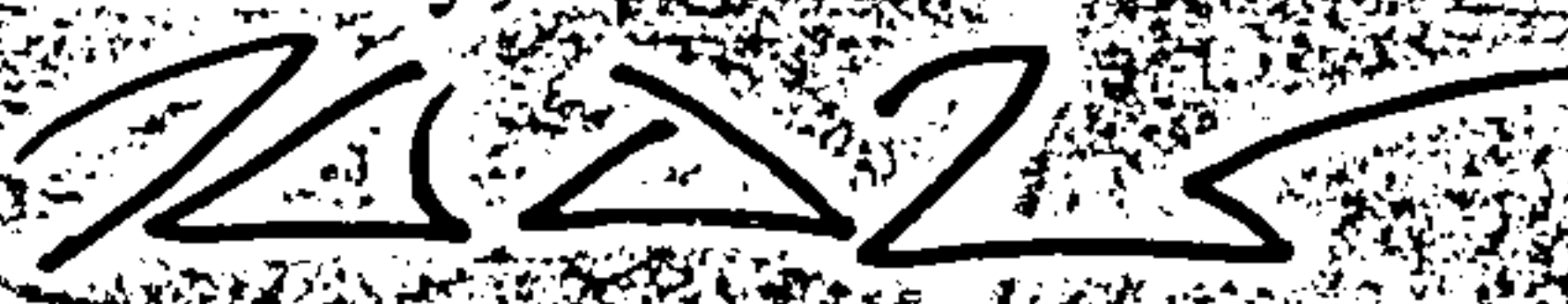
CITY OF ALBUQUERQUE



12. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
13. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
14. Clearly delineate between property lines, setback lines, easement lines and project limits. A legend to clarify line types and hatching is recommended.
15. All easements must be shown on site plan and labeled. Please provide recording information.
16. Please include a copy of your shared access agreement with the adjacent property owner(s).
17. Clearly show the heavy vehicle pathway between the public roadway and proposed site to include ingress, egress and internal circulation. The pathway cannot cross into incoming traffic.
18. Per DPM, a minimum 30 foot aisle at the rear of building needs to be provided for service vehicles. Refer to DPM Ch. 23 Section 7.8.
19. Per the DPM, the required landscaping plan must be reviewed by the Traffic Engineer to insure that traffic safety needs are met.
20. Keyed Note #2, indicating location of ADA ramps, is mislabeled in four locations with leaders to concrete bumpers.
21. Work within the public right of way requires a work order with DRC approved plans.

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

Sincerely,


Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Proposed
Neighborhood
activity
center.

Sage Rd 86' ROW
Major East/West Route
Zone C-1

Zone
RD/R-1

M10-D019A
Family Dollar
7700 Sage / Unser.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Rd. SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Fred Arfman
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

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

ARCHITECT: The Hutton Company CONTACT: Chuck Borysiak
ADDRESS: 736 Cherry Street PHONE: _____
CITY, STATE: Chattanooga TN ZIP CODE: 37402

SURVEYOR: Surv-Tek, Inc. CONTACT: _____
ADDRESS: 9384 Valley View Drive, NW PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

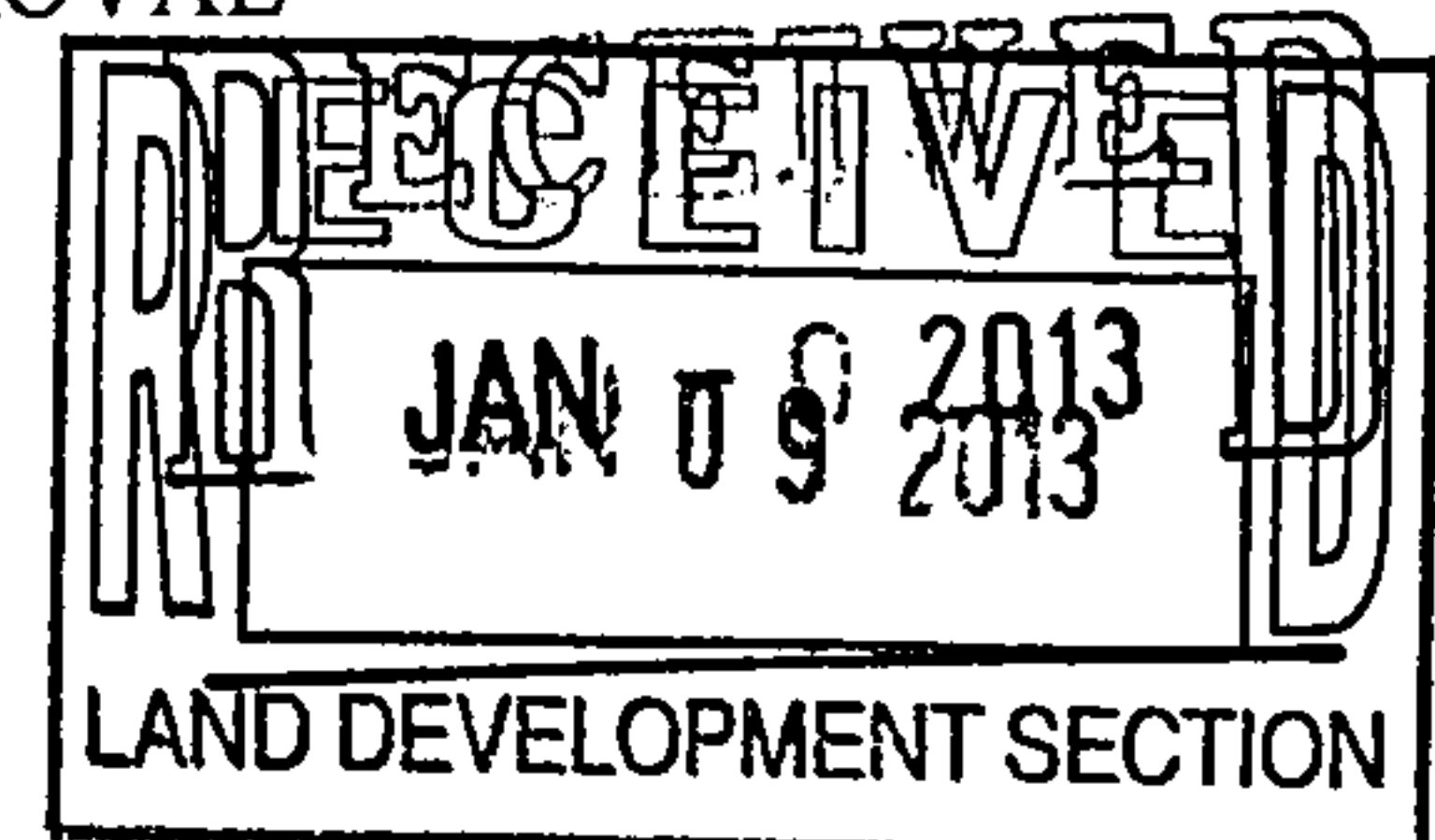
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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) _____

*Tower-Unsur
Sector
SW Area Plan
West Side Strategic Plan*

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

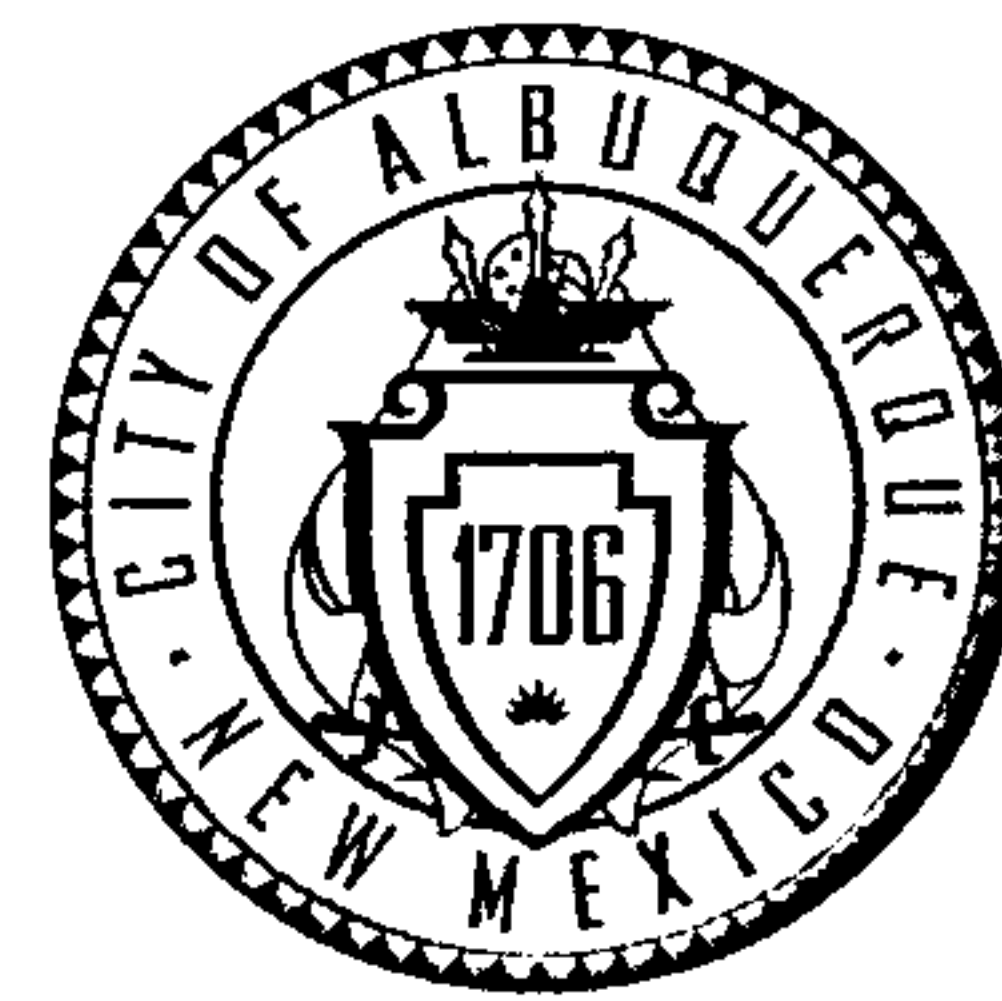


SUBMITTED BY: Frederick C. Arfman, PE DATE: 1/8/2013
Isaacson & Arfman, P.A.

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 define 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



August 18, 2014

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

Re: Family Dollar, 7700 Sage Rd SW
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 12-6-13, (M10/D019A)
Certification dated: 8-4-14

Dear Ms. Nilsson-Weber,

Based upon the information provided in the Certification received 8-5-14, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: 1009103 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Road SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Åsa Nilsson-Weber
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: The Hutton Company CONTACT: Chuck Borysiak
ADDRESS: 736 Cherry Street PHONE: _____
CITY, STATE: Chattanooga TN ZIP CODE: 37402

ARCHITECT: Castle Design Group CONTACT: _____
ADDRESS: 3801 Kirby Dr Suite 600 PHONE: (713) 664-7978
CITY, STATE: Houston, Tx ZIP CODE: 77098

SURVEYOR: Surv-Tek, Inc. CONTACT: _____
ADDRESS: 9384 Valley View Drive, NW PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

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

TYPE OF SUBMITTAL:

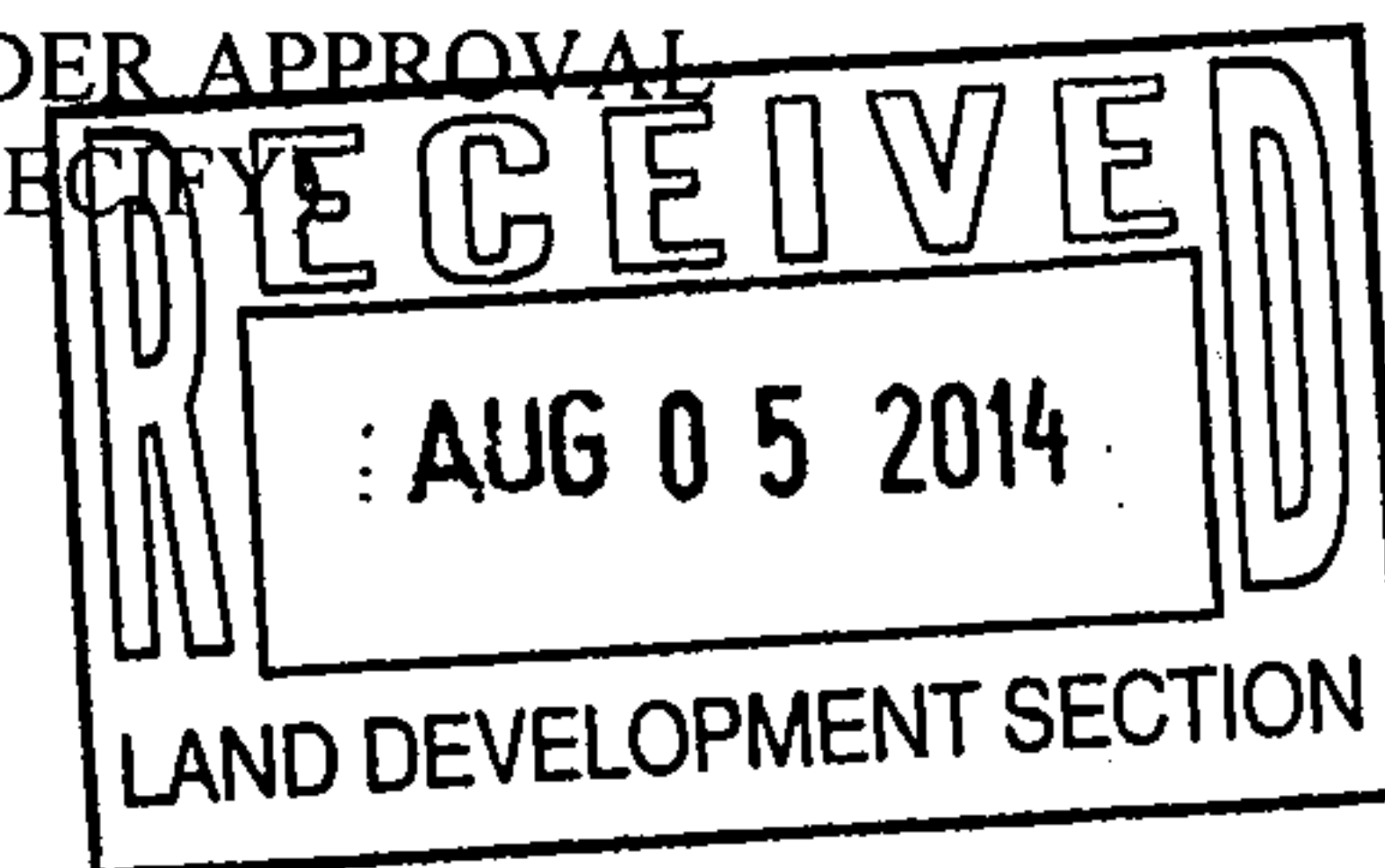
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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: Åsa Nilsson-Weber, PE DATE: 8/4/2014

Isaacson & Arfman, P.A.

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 define 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.

1 2 3 4 5 6 7 8 9 10 11 12
26-7936-22-2013

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR

SAGE AND UNSER MARKETPLACE

ALBUQUERQUE, NEW MEXICO

JANUARY 2013

PREPARED FOR:
UNSER SAGE PARTNERSHIP
2009 EUBANK BLVD NE
ALBUQUERQUE, NM 87112

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2 - 4	PLAT
5	ALTA SURVEY
6	TRACT A-5 GRADING PLAN
7	MASTER PAVING AND STORM DRAIN PLAN
8	PAVING SECTIONS AND DETAILS
9	UNSER BLVD AND SAGE RD DEMOLITION PLAN
	PAVING PLAN & PROFILE SHEETS
10	SAGE ROAD SW STA 10+00 - 16+50
11	SAGE ROAD SW STA 16+50 - END
12	UNSER BLVD SW
	STRIPING PLANS
13	UNSER BLVD AND SAGE RD STRIPING AND SIGNAGE PLAN
	SIGNALIZATION PLANS
14	UNSER BLVD AND ARENAL RD SIGNALIZATION PLAN
15	SIGNALIZATION NOTES AND CHARTS
16	MASTER UTILITY PLAN
	UTILITY PLAN & PROFILE SHEETS
17	EASEMENTS A AND C
18	EASEMENTS B AND D

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

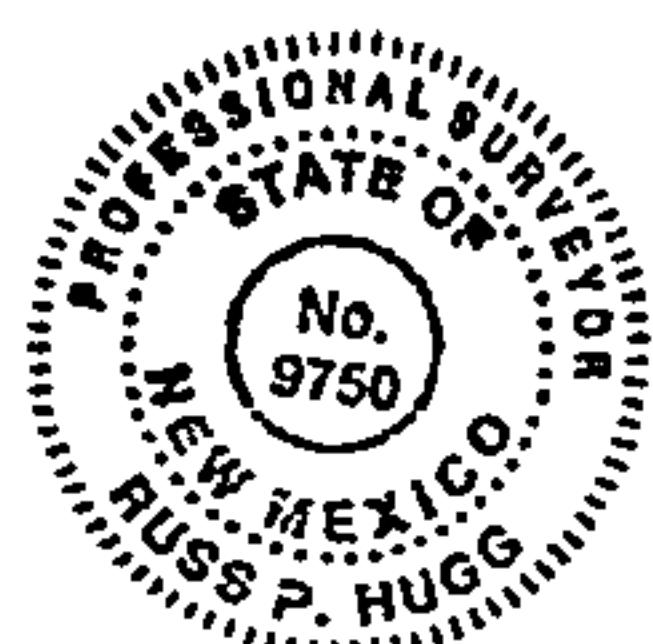
I, Asa Nilsson-Weber of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Russ P. Hugg of the firm Surv-Tek, Inc., NMPS number 9750.

Asa Nilsson-Weber, P.E. Date 7-14-13
Asa Nilsson-Weber Date
NMPE No. 17631

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown herein is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

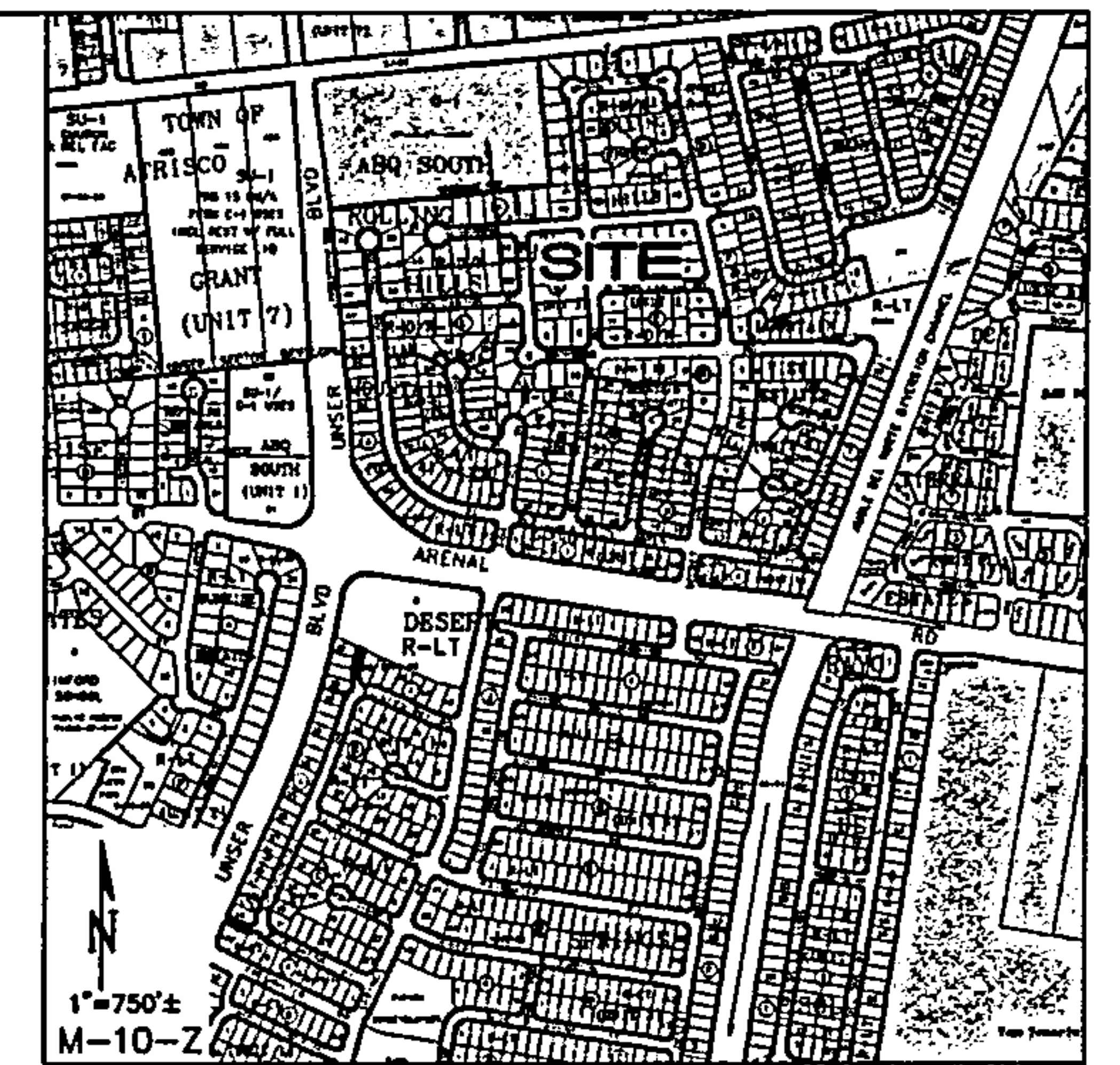
Russ P. Hugg
NMPS No. 9750
7-14-13



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 07-15-13

GENERAL NOTES

- ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #8.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #8.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE-FORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG #2415A
- SUPPLEMENTAL SPECIFICATION: ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #8.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING---EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THEREON, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPANIED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729](http://abcwua.org/content/view/full/463/729).
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRG CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS AFFECTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.

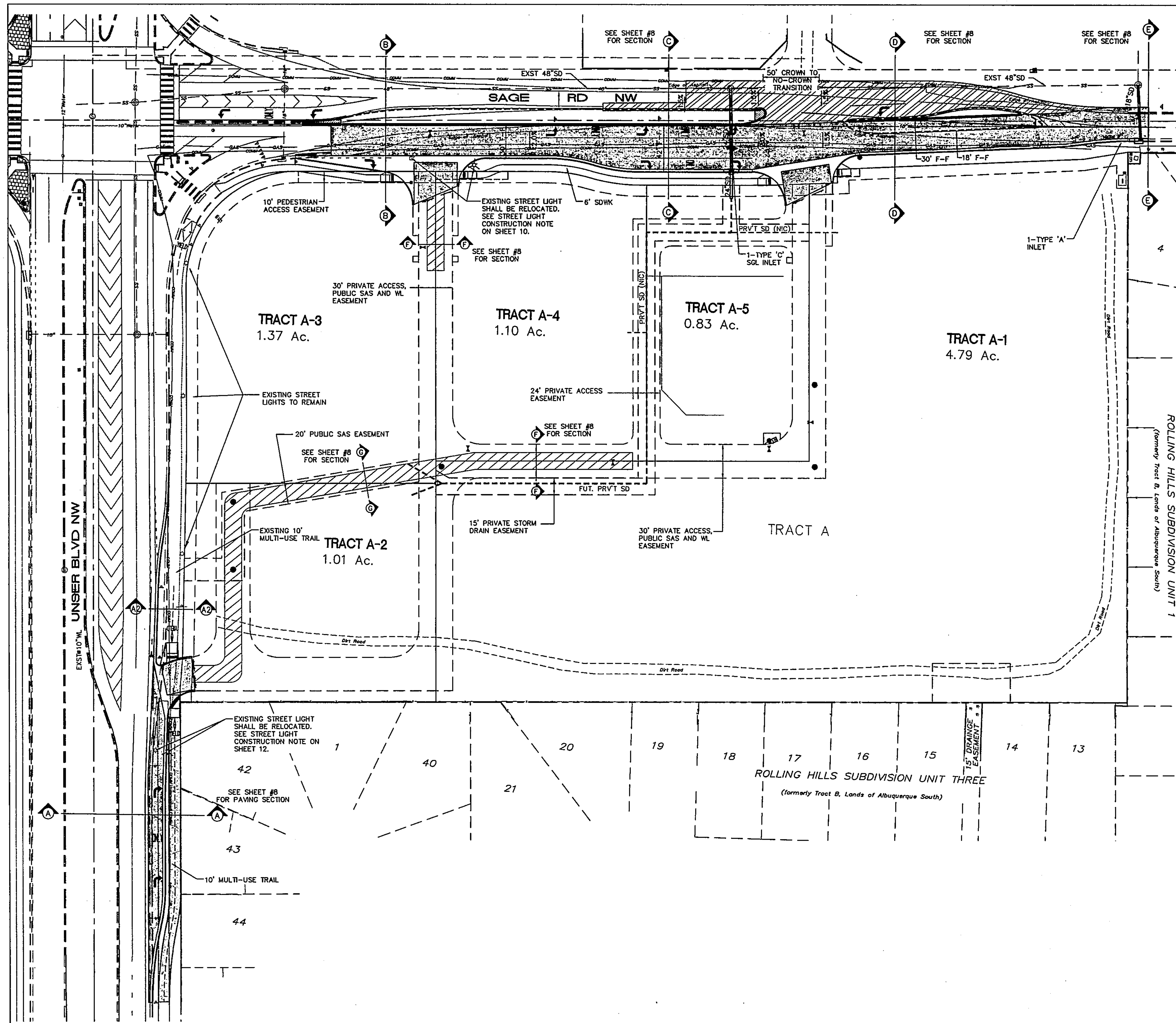


RECORD DRAWING

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		DRC Chairman		2-19-13		APPROVED FOR CONSTRUCTION			
		Transportation		2-8-13					
		Water/Wastewater		2-14-13					
		Hydrology		2-14-13					
		AMAFCA							
Constr. Mngmt.									
Constr. Coord.									
City Project No.				793682				Sheet 1 of 18	

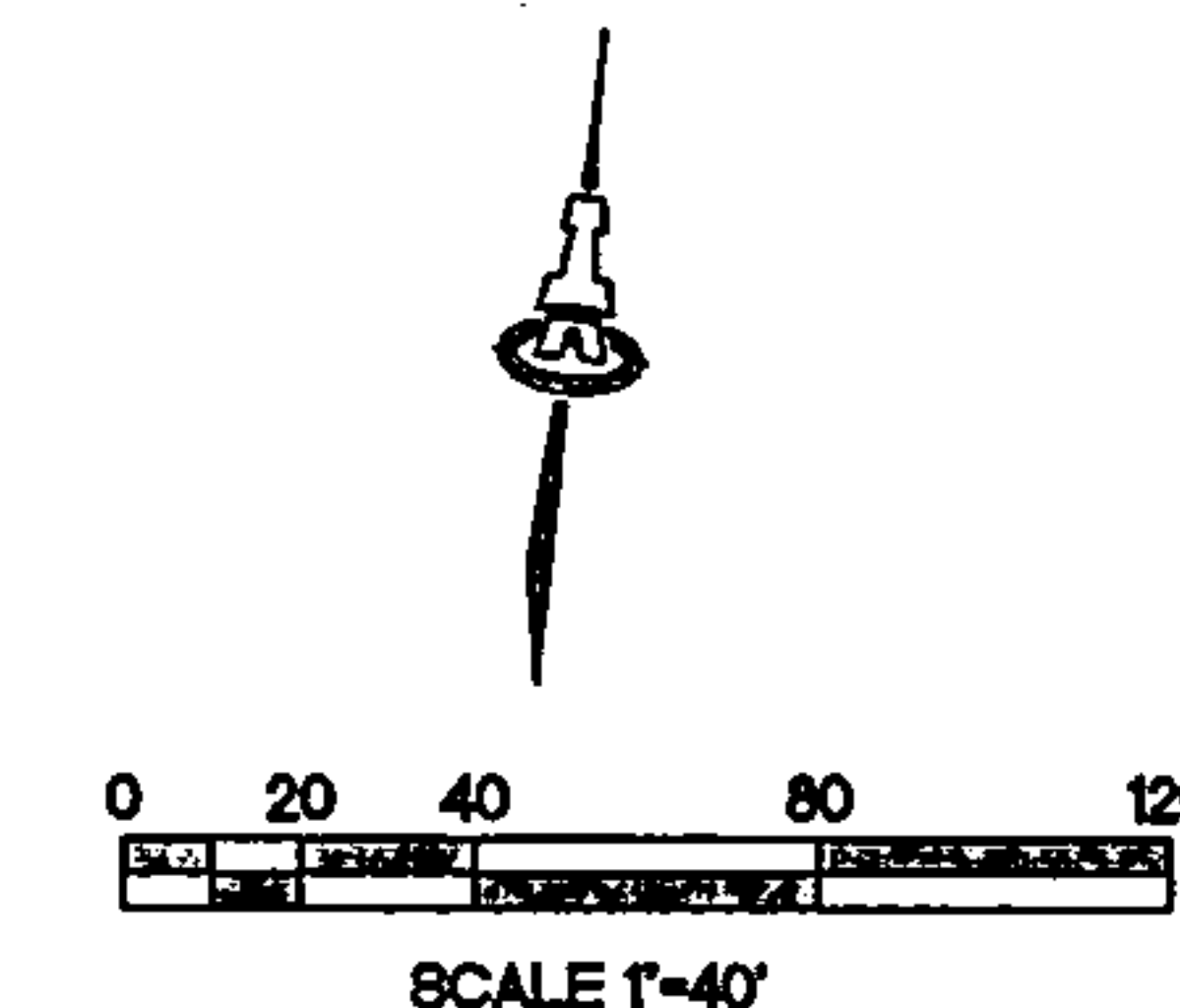
DRB NO. 1008203
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1761 CC-001-COA.dwg Jan 14, 2013

EXAMINED BY
J. J. ANNIN

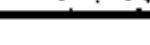


GENERAL NOTES

1. SEE SHEET 13 FOR STRIPING & SIGNAGE.
2. SEE SHEET 8 FOR STREET SECTIONS.
3. SEE SHEET 8 FOR PAVING SECTIONS.
4. SEE SHEET 9 FOR DEMOLITION PLAN.



LEGEND

- | | |
|---|-----------------------------------|
|  | LIMITS OF NEW PAVING |
|  | LIMITS OF TEMPORARY PAVING |
|  | LIMITS OF BASE COURSE ACCESS ROAD |
|  | PROPOSED STREET IMPROVEMENTS |
|  | ADA ACCESSIBLE RAMP |
|  | PROPOSED STREET LIGHT LOCATION |
|  | STORM DRAIN CATCH BASIN |
|  | EXISTING STREET LIGHT LOCATION |

RECORD DRAWING



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

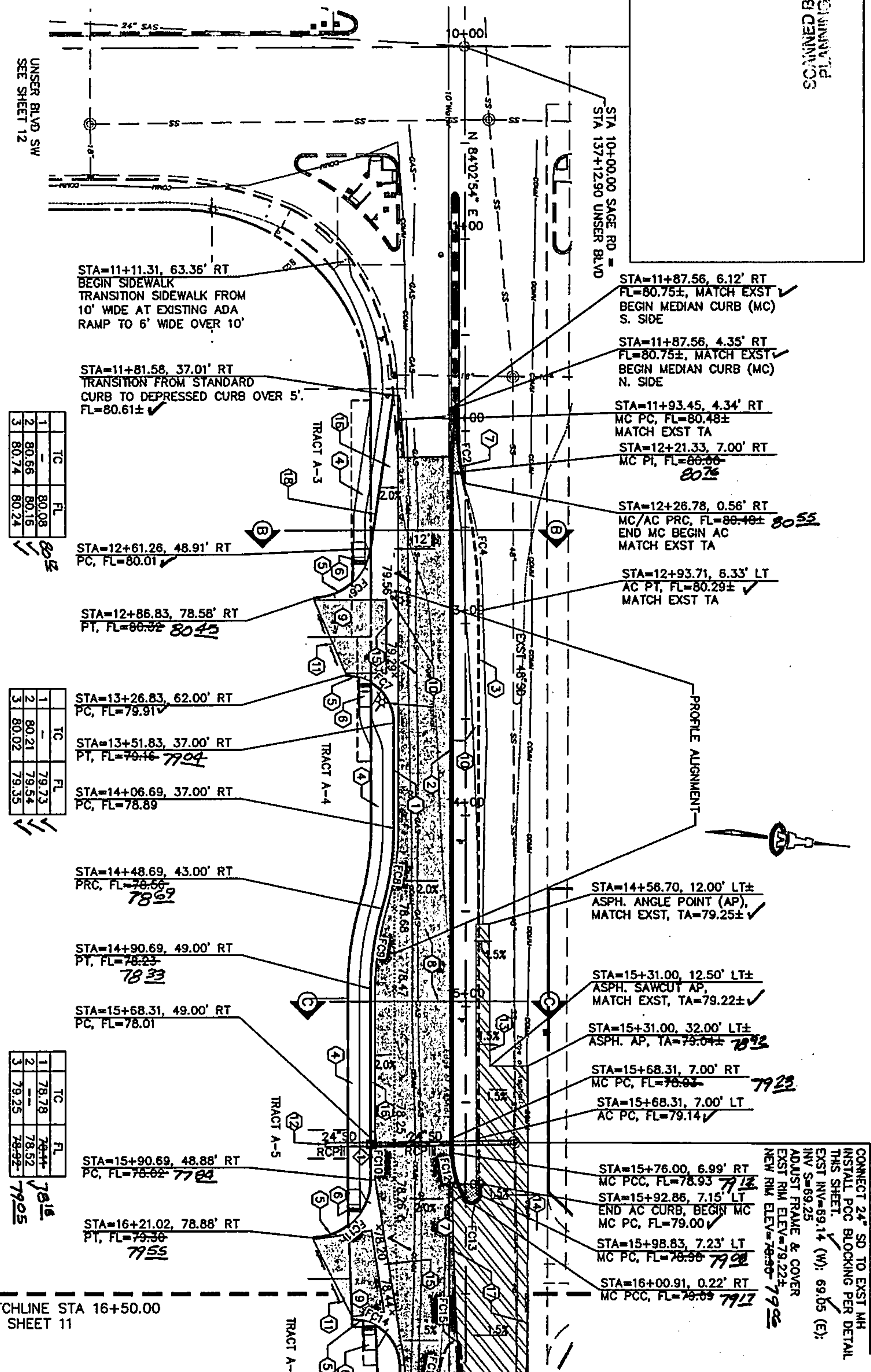
TITLE: SAGE AND UNSER IMPROVEMENTS
MASTER PAVING AND STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Use / Day / Yr.	Use / Day / Yr.
			
DESIGN REVIEW COMMITTEE	CITY ENGINEER	Last Design Update	

City Project No.	793682	Zone Map No.	M-10-Z	Sheet	7	Of	18
------------------	--------	--------------	--------	-------	---	----	----

[illegible]

DESIGNED BY
COMMANDED BY



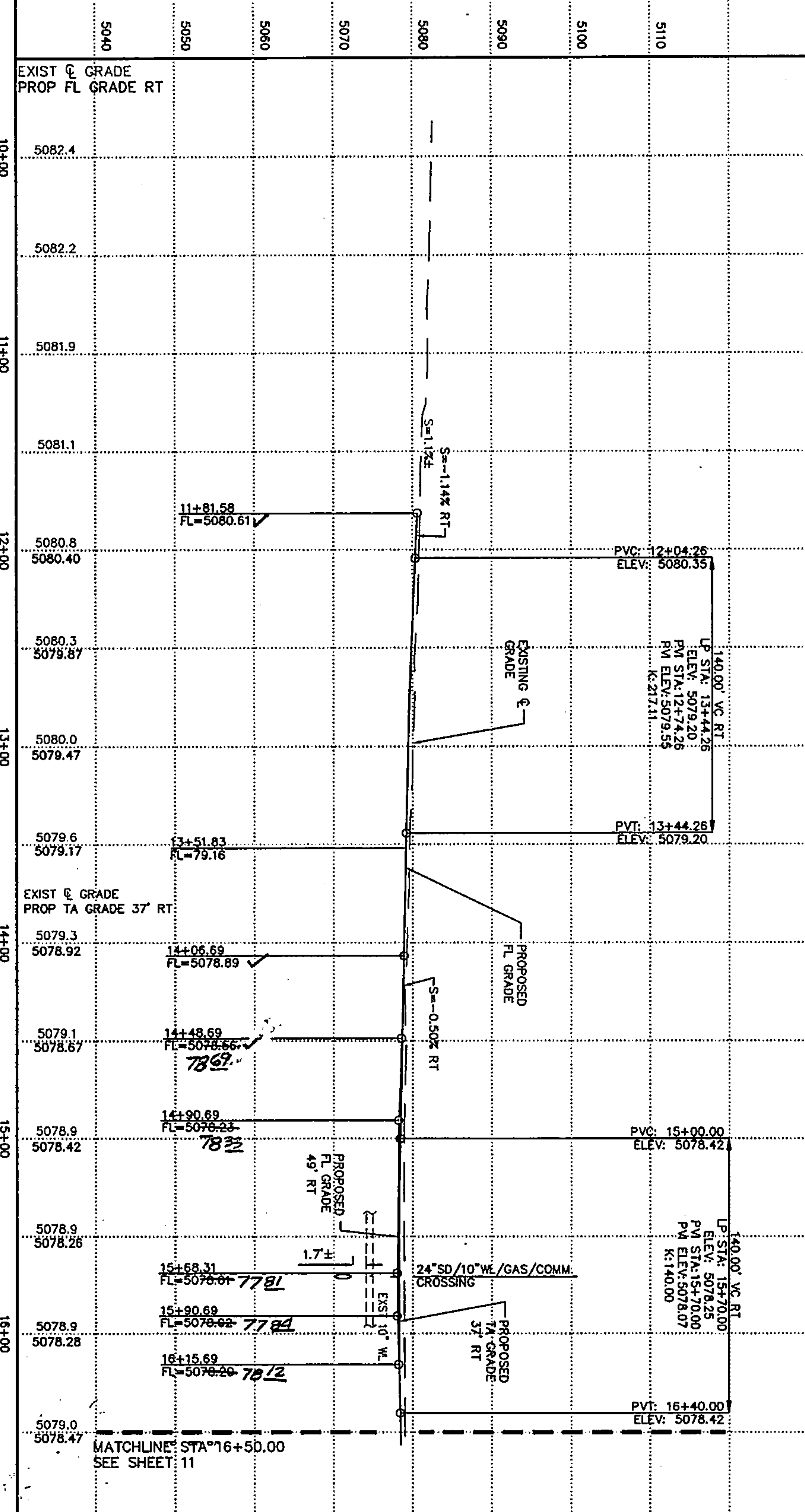
1	TC	FL
1	80.06	80.06
2	80.06	80.06
3	80.06	80.06

1	TC	FL
1	80.06	80.06
2	80.06	80.06
3	80.06	80.06

1	TC	FL
1	80.06	80.06
2	80.06	80.06
3	80.06	80.06

SAGE ROAD SW

MATCHLINE STA 16+50.00
SEE SHEET 11



STATIONER'S CERTIFICATION

I, Russ P. Bugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Bugg
New Mexico
2013

ISAACSON & ARMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, New Mexico 87106
Ph: 505-265-8828 Fax: 505-265-2632
1700 G Street, Suite 1000 Albuquerque, NM 87102

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SAGE ROAD SW STA 10+00 - 16+50
PAVING AND STORM DRAIN PLAN AND PROFILE

Design Review Committee
FEB 19 2013
APR 09 2013
CITY ENGINEER

City Project No. 793682 Zone Map No. M-10-Z Sheet 10 of 18

RECORD DRAWING

STREET LIGHT RELOCATION NOTE:
PRIOR TO DISCONNECT, CONTACT MICHAEL ADAMS, 505-265-8828, FOR DISCONNECT AND RELOCATION OF COA. TRAFFIC OPS AT 505-857-3316. PNM AND CO SHALL BE NOTIFIED PRIOR TO DISCONNECT. COA SERVICE CONNECTIONS, INSPECTIONS AND FINALS.

ENGINEER'S SEAL

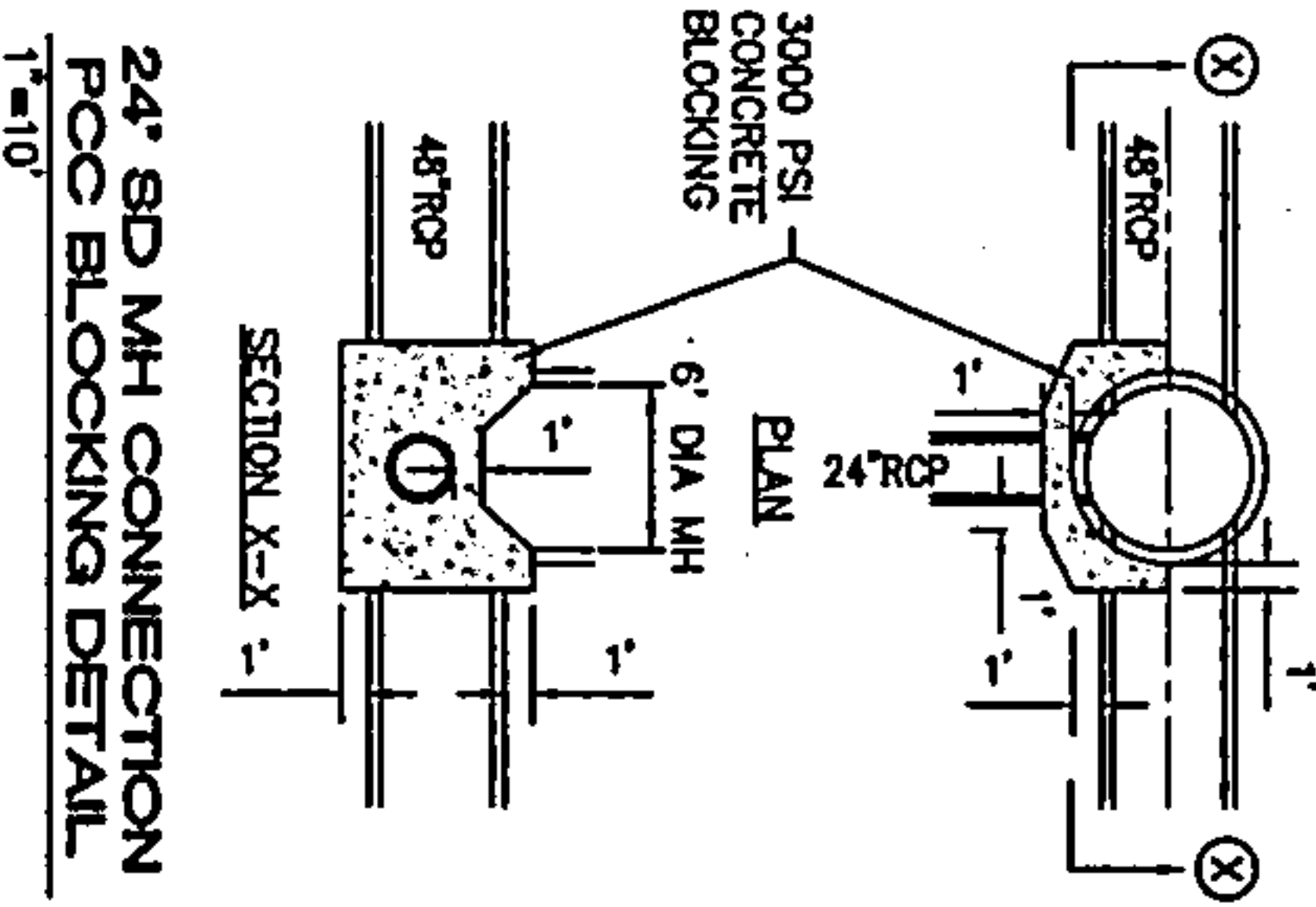
1-14-13

REVISIONS

NO.	DATE	REMARKS	BY
DESIGNED BY	ANW	DATE 01/2012	
DRAWN BY	ANW	DATE 01/2012	
CHECKED BY	GLD	DATE 01/2012	

STORM DRAIN INLET INFORMATION				
INLET NO.	INLET TYPE	STATION*	TOP OR EL.	INLET NO.
1	S&L C	15+71.40, 37.00' RT	78.06	78.06
*STATIONING IS TO ADJUST OF GRADE & FLOWLINE				
CONNECTOR PIPE INFORMATION				
FROM INLET NO.	TO INLET NO.	LENGTH (FT)	SLOPE (FT/FT)	CONNECTION
1	2	24	0.026	1 NORTH
2	3	24	0.005	1 SOUTH

FACE OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	STATION
FC2	33.61'	150.00'	125016'	15+71.40
FC4	67.50'	300.00'	125379'	15+71.40
FC6	42.68'	300.00'	813024'	15+71.40
FC8	39.27'	25.00'	900000'	15+71.40
FC9	42.57'	150.00'	161537'	15+71.40
FC10	22.39'	2047.62'	037335'	15+71.40
FC11	47.45'	300.00'	903736'	15+71.40
FC12	26.11'	50.00'	295527'	15+71.40
FC13	10.54'	4.00'	1505435'	15+71.40
FC14	38.22'	25.00'	873525'	15+71.40
FC15	10.50'	4.00'	1502429'	15+71.40
FC16	25.62'	50.00'	293531'	15+71.40



GENERAL NOTES

- SEE SHEET 13 FOR STRIPING & SIGNAGE.
- SEE SHEET 8 FOR STREET SECTIONS.
- CONSTRUCT 3' WIDE ADA PATH BETWEEN ALL RAMPS PER DETAIL ON SHEET 8.

KEYED CONSTRUCTION NOTES

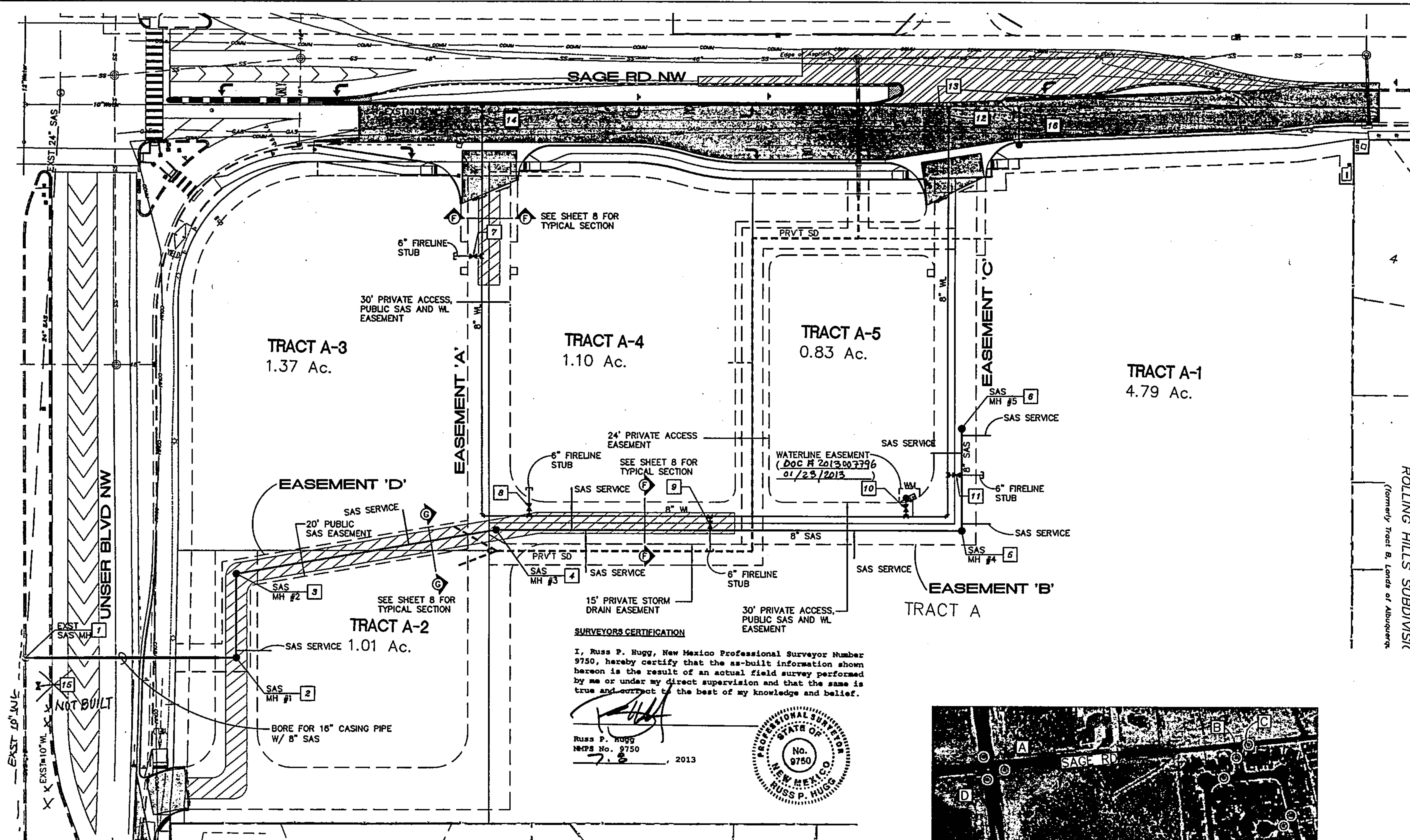
- CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT MEDIAN CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT EXTRUDED ASPHALT CURB PER COA STD DWG #2415B.
- CONSTRUCT 6\"/>

AS-BUILT INFORMATION

CONTRACTOR	ISAACSON & ARMAN, P.A.
DATE	01/2012
REVISIONS	1. SEE SHEET 13 FOR STRIPING & SIGNAGE.
REVISIONS	2. SEE SHEET 8 FOR STREET SECTIONS.
REVISIONS	3. CONSTRUCT 3' WIDE ADA PATH BETWEEN ALL RAMPS PER DETAIL ON SHEET 8.

FIELD NOTES

ACS MONUMENT 12-110 - A 3/4\"/>



SURVEYOR'S CERTIFICATION
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.



RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	3	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:
DEPTH OF BURY: 3.5 FT. MINIMUM
FACTOR OF SAFETY: 1.25
PIPE: PVC PIPE
MATERIAL: CH/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
SOIL TYPE: 150 PSI
TEST PRESSURE: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, & RICH MINIMUM BACKFILL COMPACTED TO TOP OF PIPE.
TRENCH TYPE 4:

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)				
SIZE	HORIZ. BENDS			VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°
12	30	12	8	3
10	28	11	5	3
8	22	9	4	2
6	17	7	3	2
4	12	5	2	1

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.				
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE
12x10	25	30	10x8	24
12x8	45	68	10x4	58
12x6	62	121	8x6	25
12x4	74	213	6x4	43
10x8	24	30	6x4	24

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.



WATER SHUT-OFF PLAN

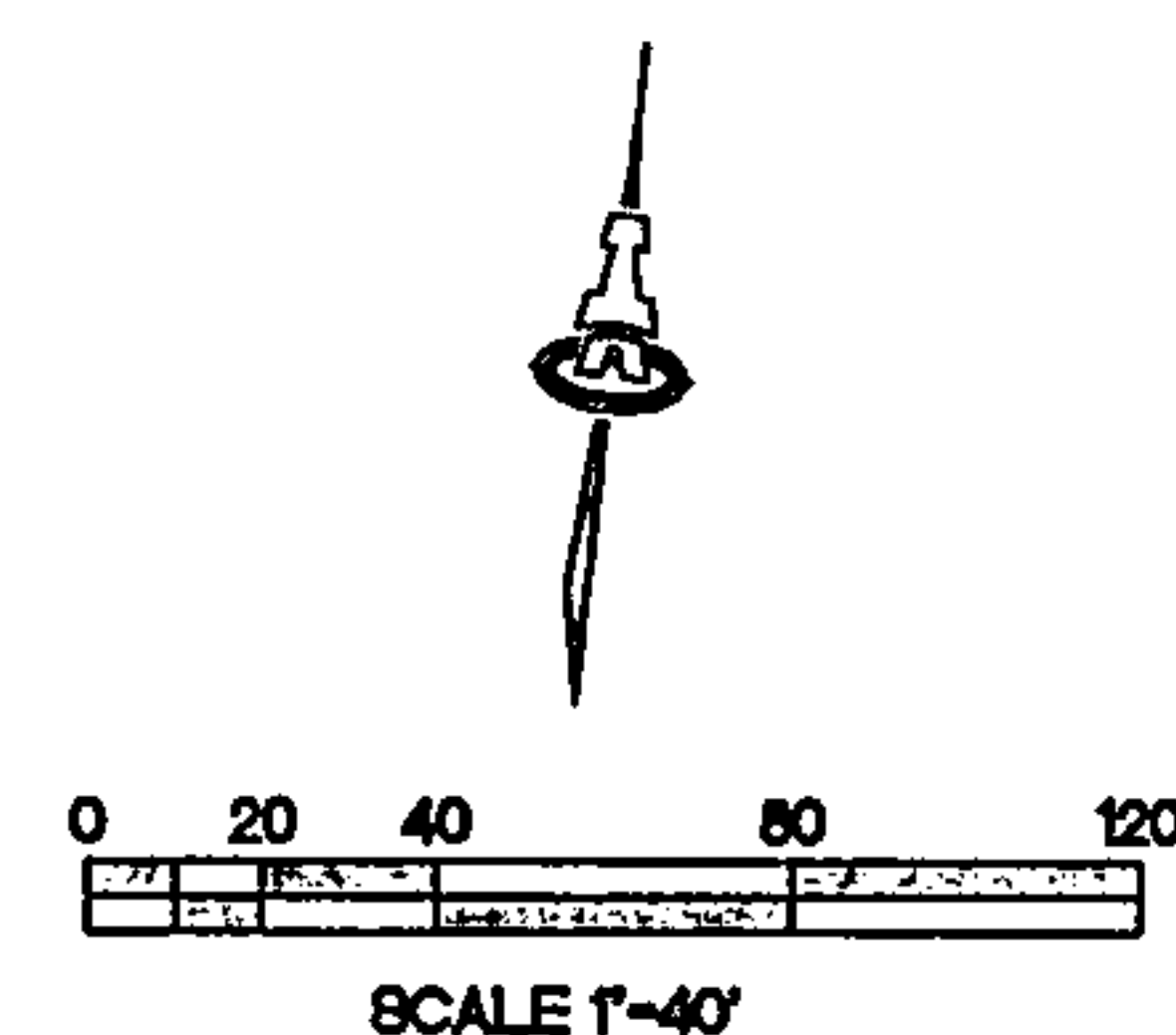
SHUT-OFF THE FOLLOWING VALVES FOR NON-PRESSURE CONNECTIONS:
• A, B & C FOR WATERLINE CONNECTIONS IN SAGE RD.
• D, E, F, G & H FOR GATE VALVE (VALVE J) INSTALLATION IN UNSER BLVD.
• D & J FOR SAS BORING CONSTRUCTION IN UNSER BLVD.

WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://abcwua.org/content/view/full/463/729/>.

AS-BUILT COORDINATES		
NOS.	NORTHING	EASTING
1	1476833.05	149529.13
2	1476850.56	149678.06
3	1476128.87	149675.07
4	1476159.33	1496857.18
5	1476995.25	1500189.33
6	1477068.32	1500181.65
7	1477162.18	1497822.53
8	1476975.68	1497878.01
9	1476981.32	150009.57
10	1477003.43	1500147.70
11	1477033.31	1500179.90
12	1477287.05	1500149.93
13	1477290.32	1500146.58
14	1477251.73	1499815.21
15	DELETED	
16	1477292.15	1500198.77

NOTE:

CONSTRUCT MAINTENANCE ACCESS ROAD PER SECTIONS F-F AND G-G PER SECTION SHEET 8. ROAD ADJACENT TO TRACT A-5 SHALL BE PAVED WITH TRACT A-5 DEVELOPMENT (FAMILY DOLLAR STORE).



RECORD DRAWING

LEGEND

- 1" WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- WATER LINE W/ FITTING
- 8" SAS W/ MANHOLE
- 4" SAS SERVICE
- LIMITS OF NEW PAVING
- LIMITS OF BASE COURSE ACCESS ROAD

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1781 CU-101-COA.dwg Jan 14, 2013

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SAGE AND UNSER IMPROVEMENTS MASTER UTILITY PLAN	
Design Review Committee FEB 19 2013 DESIGN REVIEW COMMITTEE	City Engineer Approval APR 09 2013 CITY ENGINEER
City Project No. 793682	Zone Map No. M-10-Z
Sheet 16 of 18	

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 12, 2013

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

Richard J. Berry, Mayor

RE: **Family Dollar Store, 7700 Sage Road SW**
Tract A-5, Unser and Sage Marketplace
Updated - Grading & Drainage Plan for Building Permit

M10-D019A

PE Stamp: 12/06/2013

Dear Mr. Arfman:

Based upon the information provided in your submittal received 12-06-2013, the above referenced, Updated Grading and Drainage Plan is approved for Building Permit.

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

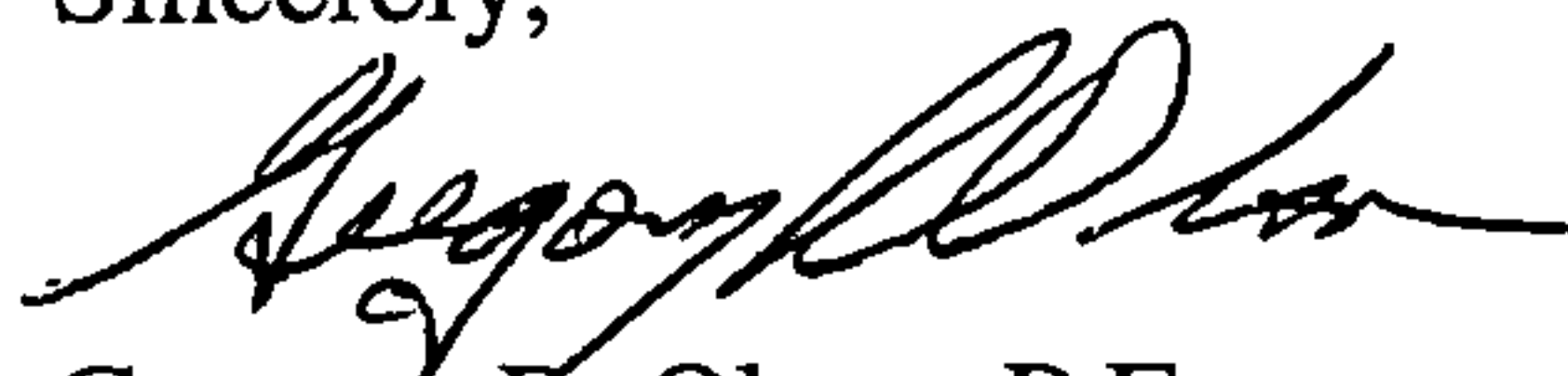
Since the disturbed area for this site exceeds 1.0 acres, a separate Erosion and Sediment Control (ESC) Plan, prepared by a registered NM Professional Engineer, must be submitted to and approved by Planning Department's Storm Water Quality Engineer. This approval will also be required prior to release of Building Permit.

This project requires a Topsoil Disturbance Permit since it is disturbing over $\frac{3}{4}$ acre.

Prior to Certificate of Occupancy release, an Engineer's Certification of Grading on this site, in accordance with this revised plan, will be required per the DPM checklist.

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

 12/12/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **M10/D019A**
c.pdf Addressee via Email FredA@IAcivil.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: 7700 Sage Rd. SW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

OWNER: The Hutton Company
ADDRESS: 736 Cherry Street
CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
PHONE: _____
ZIP CODE: 37402

ARCHITECT: Castle Design Group
ADDRESS: 3801 Kirby Dr Suite 600
CITY, STATE: Houston, Tx

CONTACT: _____
PHONE: (713) 664-7978
ZIP CODE: 77098

SURVEYOR: Surv-Tek, Inc.
ADDRESS: 9384 Valley View Drive, NW
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87114

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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:

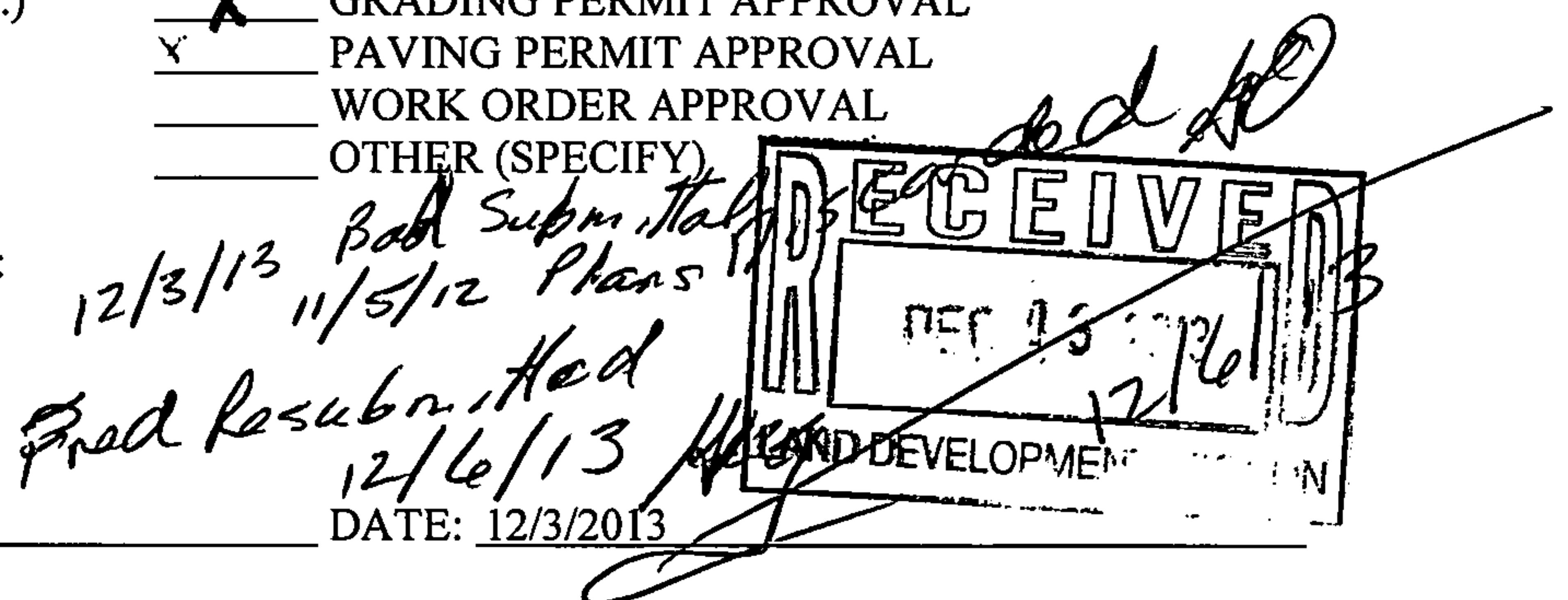
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Frederick C. Arfman, PE
Isaacson & Arfman, P.A.

DATE: 12/3/2013

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 define 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.



12/14/13
Fred to clarify
what to use.....
they just respond
i resubmit it or
up date. Aug

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

OWNER: The Hutton Company
ADDRESS: 736 Cherry Street
CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
PHONE: _____
ZIP CODE: 37402

ARCHITECT: Castle Design Group
ADDRESS: 3801 Kirby Dr Suite 600
CITY, STATE: Houston, Tx

CONTACT: _____
PHONE: (713) 664-7978
ZIP CODE: 77098

SURVEYOR: Surv-Tek, Inc.
ADDRESS: 9384 Valley View Drive, NW
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87114

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

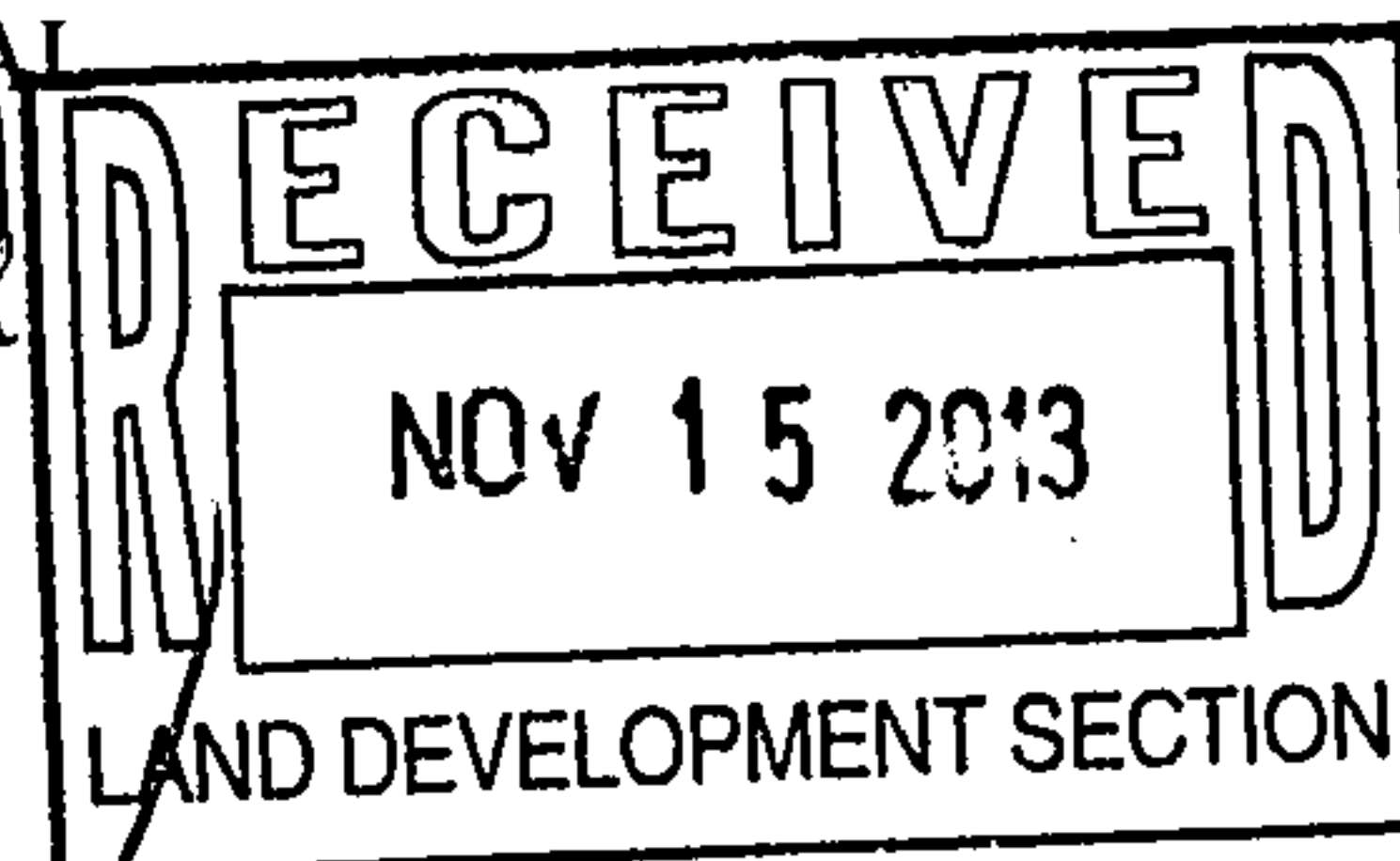
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)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

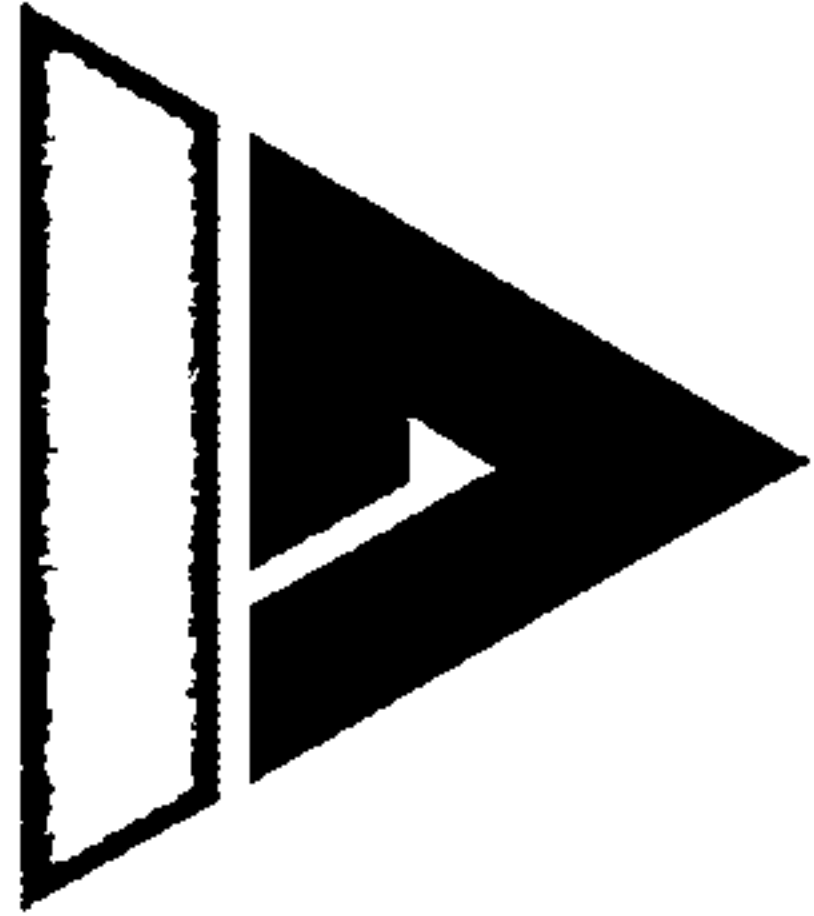
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Frederick C. Arfman, PE DATE: 11/15/2013
Isaacson & Arfman, P.A.

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 define 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.





A Transmittal From

Isaacson & Arfman, P.A.

Consulting Engineering Associates

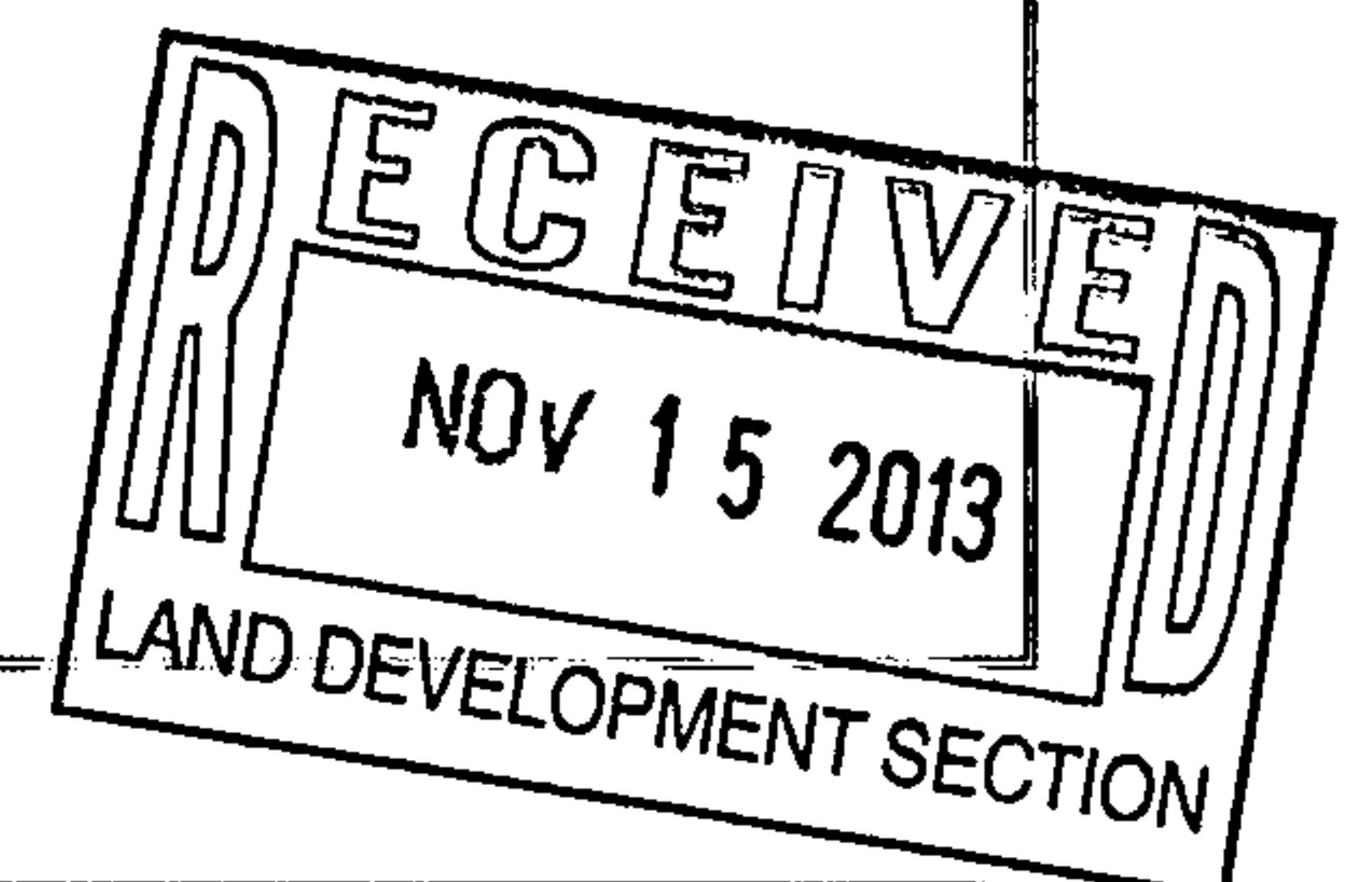
TO: Curtis Cherne, PE
Hydrology Section
Planning Department
City of Albuquerque

DATE: 15 November 2013
JOB NO:

FROM: Fred C. Arfman, PE

REFERENCE: Family Dollar; Sage & Unser SW

WE ARE SENDING YOU ATTACHED THE FOLLOWING ITEMS:	
Revised G&D submittal dated 11-20-12 which replaces the previously approved plan dated 01-19-12.	
THIS INFORMATION IS TRANSMITTED:	
☐ As per your request	☒ For your files
☒ For your review and approval	☐ For your use
☐ For your information	☐ Please review and return
☐ For your attention	☐ For return to your files
☐ For your signature	☐ Please advise
	☐
COMMENTS	
The changes were minor but there were enough of them that we decided that a re-approval would be prudent.	
Fred	



RECEIVED BY: _____

DATE: _____ **TIME:** _____

COPIES TO: _____

OCTOBER 18, 2010

SUPPLEMENTAL INFORMATION

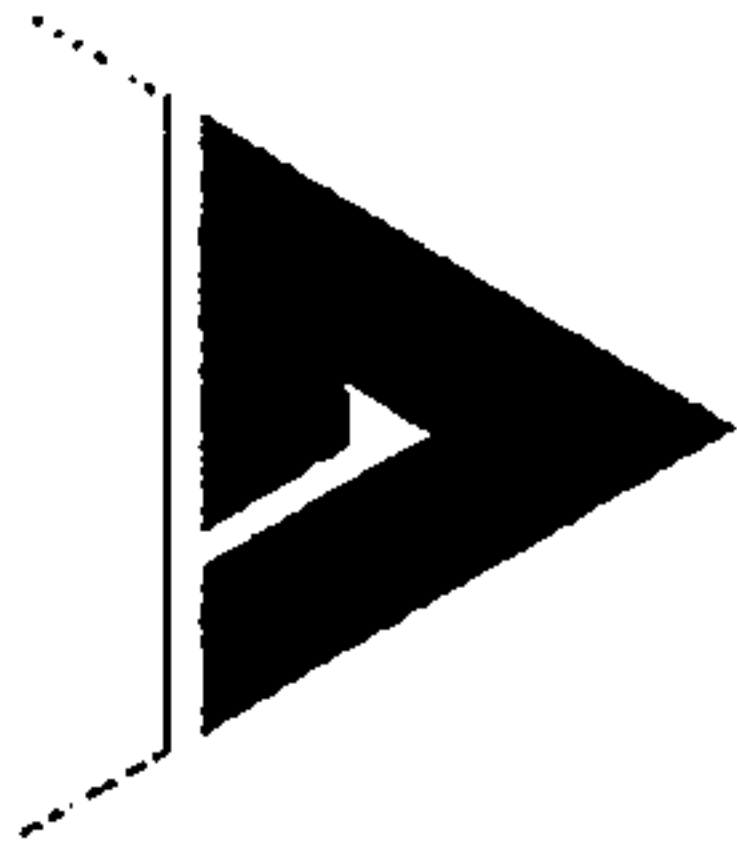
FOR

SAGE & UNSER MARKETPLACE

BY

I&A PROJECT NO. 1802/1761





October 18, 2010

UNSER AND SAGE MARKETPLACE
MASTER DRAINAGE STUDY

The referenced PROPERTY is an undeveloped commercial property located within City of Albuquerque (C.O.A.) Vicinity Map M-10-Z. The 9.1590 acre site is bound to the east and south by developed residential property, to the west by Unser Blvd. SW, and to the north by Sage Road SW. The PROPERTY, as shown on this preliminary plat submittal, will be subdivided into five tracts as follows:

Lands of Albuquerque South Unit 1-B, City Of Albuquerque, Bernalillo County, New Mexico.

Tract A-1: 4.79 Acres (to be subdivided into four tracts by future plating actions)

Tract A-2: 1.01 Acres

Tract A-3: 1.37 Acres

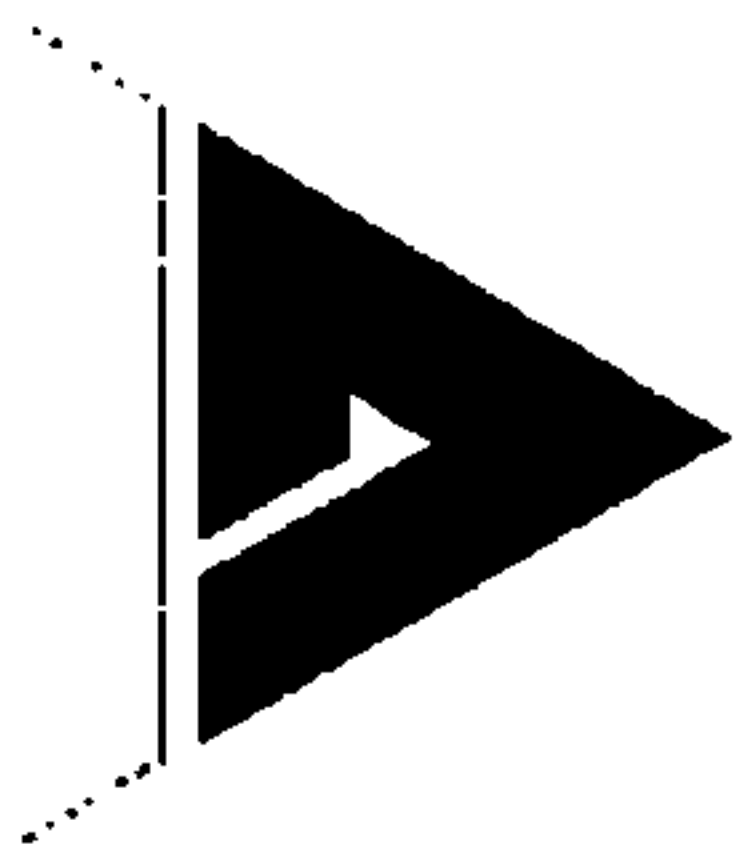
Tract A-4: 1.10 Acres

Tract A-5: 0.83 Acres

Proposed improvements: the proposed improvements include new commercial buildings, site walks, access and parking pavement and associated landscaping.

The purpose of this master plan is to identify overall basins, drainage patterns and allowable discharge rates. The individual tracts will be developed separately and will be required to adhere to the master drainage and grading plan as follows:

- The development of each tract must include the preparation of a drainage and grading plan for C.O.A. Hydrology review and approval for building permit.



Isaacson & Arfman, P.A.

Consulting Engineering Associates

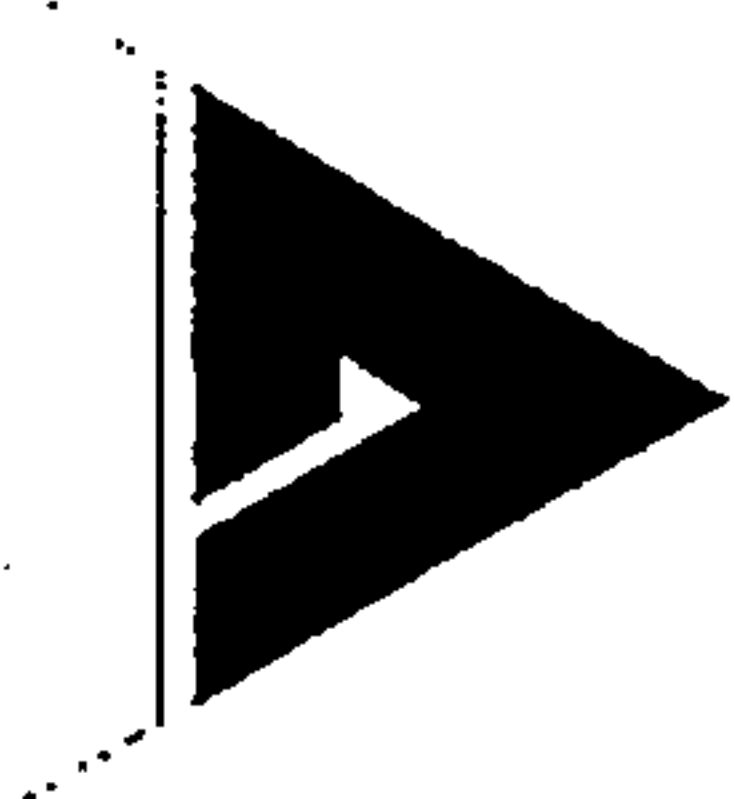
*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

- The maximum allowable discharge from each tract is based on the 100-year, 6-hour storm event based on land treatment of 10% B, 10% C and 80% D. as follows:

TRACT Q100 SUMMARY		
Tract No:	Tract Area (ac)	*Discharge (Q)
A-1	4.7931	19.1
A-2	1.0086	4.0
A-3	1.3693	5.5
A-4	1.1023	4.4
A-5	0.8257	3.3
TOTAL	9.0990	36.29

*Each Tract discharge (Q) based on 10% B, 10% C, 80% D. Discharge generated in excess of this must be detained on individual tract.

- Each tract exceeding the above discharge rate must provide on-site detention pond(s) or underground storage as required to reduce the tract discharge to the allowable rate.
- Each tract drainage and grading plan must include temporary off-tract erosion control features such as desiltation ponds, temporary swales, etc. as required to protect undeveloped portion of PROPERTY.



Isaacson & Arfman, P.A.

Consulting Engineering Associates

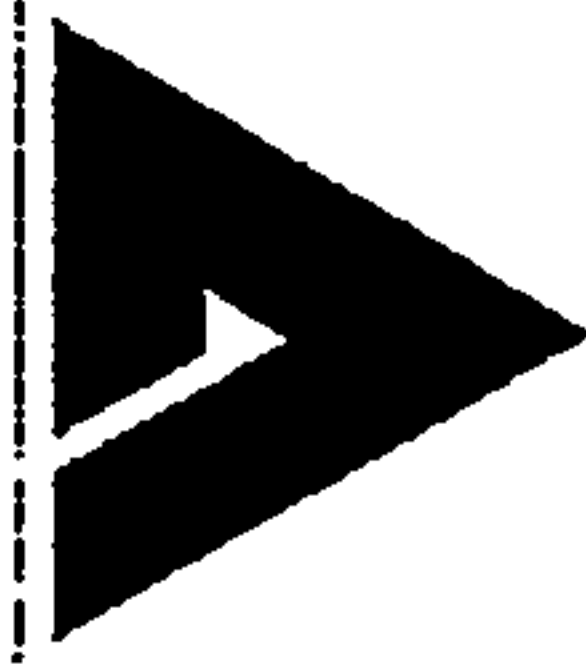
*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

BENCHMARK: vertical datum is based on AGRS monument "1-M10", a brass disc set in concrete located in the southeast quadrant of the intersection of Unser Blvd. And Sage Rd. SW. Elevation=5082.757 (navd88)

SURVEYOR: Aldrich Land Surveying, contact – Tim Aldrich, Phone: 505-884-1990

FLOOD ZONE: As shown on Flood Insurance Rate Map No: 35001C0336G, revised September 26, 2009 (see attached exhibit), The PROPERTY appears to lie mostly within ZONE X (areas determined to be outside the 0.2% annual chance flood plain.) The northerly boundary appears to be in close proximity to ZONE AO: Depth 1' (special flood hazard area – subject to inundation by the 1% annual flood chance – usually sheet flow on sloping terrain – average depths determined). The northwesterly corner appears to be in close proximity to ZONE X SHADED (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood).

OFF-SITE DRAINAGE: No off-site drainage will pass through the overall property. All proposed tracts will be covered by a blanket drainage easement.



Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

DRAINAGE PLAN CONCEPT:

The undeveloped property currently generates approximately 16.5 cfs during the 100-year 6-hour storm. The fully developed condition will generate approximately 36.3 cfs.

CALCULATIONS: Unser and Sage Marketplace : August 11, 2010									
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993									
ON-SITE									
AREA OF SITE:		396356		SF	=	9.1			
		100-year, 6-hour							
HISTORIC FLOWS:		DEVELOPED FLOWS:				EXCESS PRECIP:			
		Treatment SF	%			Treatment SF	%	Precip. Zone	1
Area A	=	158542.2707	40%		Area A	=	0	0%	E _A = 0.44
Area B	=	198177.8384	50%		Area B	=	39636	10%	E _B = 0.67
Area C	=	39635.56767	10%		Area C	=	39636	10%	E _C = 0.99
Area D	=	0	0%		Area D	=	317085	80%	E _D = 1.97
Total Area	=	396355.6767	100%		Total Area	=	396355.6767	100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)									
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$							
Historic E	=	0.61 in.		Developed E	=	1.74 in.			
On-Site Volume of Runoff: V ₃₆₀ = $E \cdot A / 12$									
Historic V ₃₆₀	=	20148 CF		Developed V ₃₆₀	=	57538 CF			
On-Site Peak Discharge Rate: $Q_p = (Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D) / 43,560$									
For Precipitation Zone 1									
Q _{pA}	=	1.29		Q _{pC}	=	2.87			
Q _{pB}	=	2.03		Q _{pD}	=	4.37			
Historic Q _p	=	16.5 CFS		Developed Q _p	=	36.3 CFS			

Per the approved Drainage Master Plan for The Rolling Hills Subdivision prepared by Isaacson & Arfman, P.A. and dated January, 1996, PROPERTY will be divided into two drainage basins.



Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

BASIN 1 will free discharge to Sage Road to enter the existing public storm drain via existing and / or new inlets. The overall basin will consist of the following Tract portions:

Portion of Tract A-1:	1.08 Acres	4.3 CFS
Portion of Tract A-2:	0.50 Acres	2.0 CFS
Portion of Tract A-3:	1.37 Acres	5.5 CFS
Portion of Tract A-4:	0.67 Acres	2.7 CFS
Portion of Tract A-5:	0.49 Acres	2.0 CFS

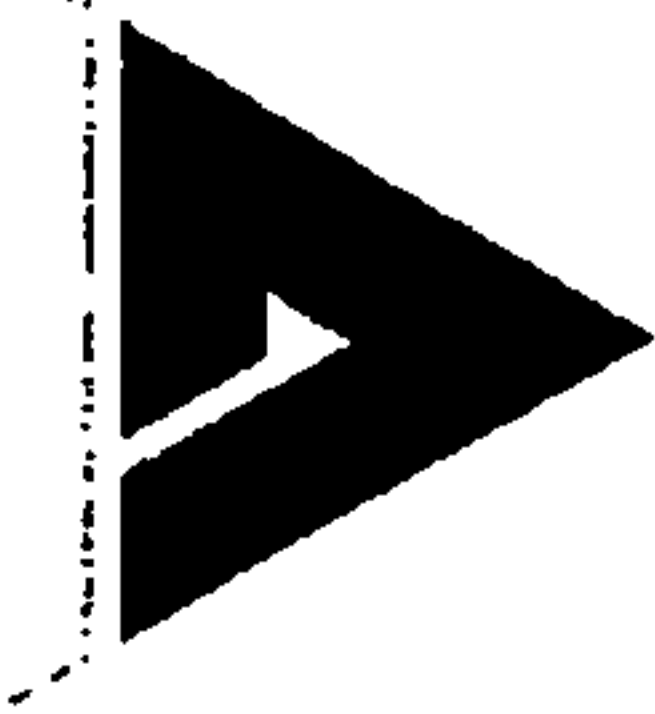
Total Discharge to Sage Road = 16.4 CFS (4.1 acres).

BASIN 2 consisting of the remaining portions of the site tracts is permitted a to free discharge 19.9 cfs to the existing public 15' wide Drainage R.O.W. dedicated to the City of Albuquerque by the Plat for Rolling Hills Subdivision, Unit Three, dated March 1997 (see attached copy of plat) located near the southeast portion of PROPERTY. The overall basin will consist of the following Tract portions:

Portion of Tract A-1:	3.71 Acres	14.8 CFS
Portion of Tract A-2:	0.51 Acres	2.0 CFS
Portion of Tract A-4:	0.43 Acres	1.7 CFS
Portion of Tract A-5:	0.34 Acres	1.3 CFS

Total Discharge to Rear Detention Pond = 19.9 CFS (5.0 acres).

Flow in excess of the allowable tract discharge rate will be detained within detention ponds on each tract. See basin calculations and supplemental information for a more detailed analysis of site discharge.



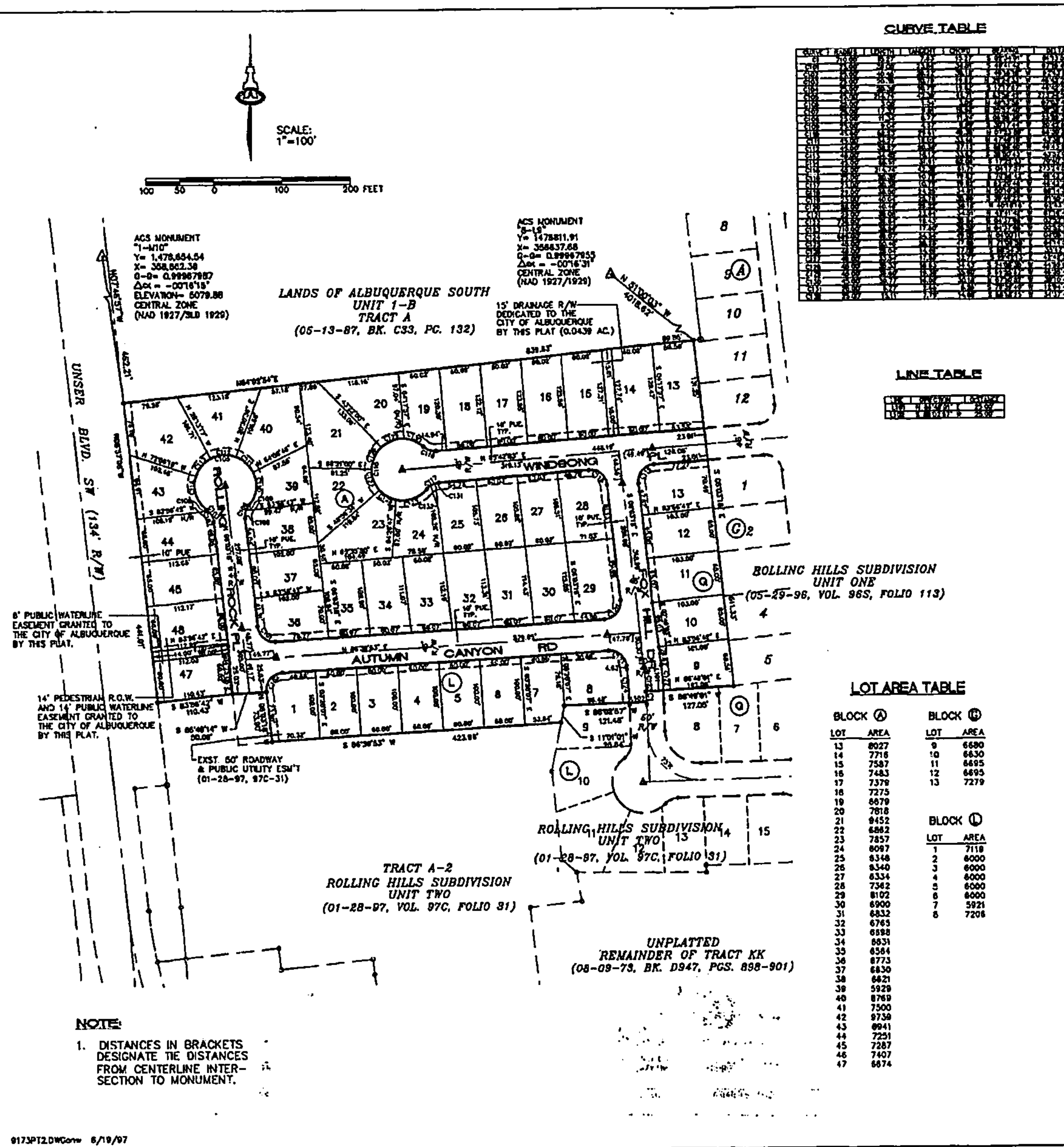
Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

EXHIBITS

- **City of Albuquerque Vicinity Map M-10**
- **Aerial photograph of site and surrounding area**
- **Flood Plain exhibit**
- **Rolling Hills Subdivision Master Drainage Plan referencing allowable PROPERTY discharge**
- **Rolling Hills Subdivision Unit Three Plat (recorded June 20, 1997) with 15' drainage R/W granted**
- **Sage and Unser Marketplace Preliminary Plat**
- **Master Drainage Plan**

[illegible]

LINE TABLE		
LINE	DATE	REMARKS
101	10/10/71	25.00
102	10/11/71	25.00

LOT AREA TABLE

BLOCK ②		BLOCK ③	
LOT	AREA	LOT	AREA
13	8027	9	6680
14	7718	10	6830
15	7587	11	6693
16	7483	12	6695
17	7379	13	7279
18	7275		
19	6879		
20	7818		
21	8452		
22	6862		
23	7857		
24	8087		
25	8348		
26	8340		
27	6334		
28	7362		
29	8192		
30	6900		
31	6832		
32	6763		
33	6898		
34	6831		
35	6584		
36	6773		
37	6830		
38	6621		
39	5929		
40	8769		
41	7500		
42	9739		
43	6941		
44	7251		
45	7287		
46	7407		
47	6874		

BLOCK ④

LOT	AREA
1	7118
2	6000
3	6000
4	6000
5	6000
6	6000
7	5921
8	7208

PLAT 97062733

FOR

ROLLING HILLS SUBDIVISION

UNIT THREE

Record 38

BEING A REPLAT OF

TRACT A-1

in Vol. 97C
142

ROLLING HILLS SUBDIVISION, UNIT TWO

AND A PORTION OF UNPLATTED LANDS WITHIN

THE TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE

Recorder

County Clerk

BERNALILLO COUNTY, NEW MEXICO

MARCH 1907

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008203

AGENDA ITEM NO: 5

SUBJECT:

Amendment to Infrastructure List

ENGINEERING COMMENTS:

Hydrology will need more information concerning the proposed 24" SD into the back of the inlet on Lot A5.

Standard drawing 2237 states the pipe to the back of the inlet is one size smaller than the outlet pipe with a max size of 12". Larger sizes have been approved if it can be shown:

1. The pipe will fit.
2. The outlet pipe will have capacity to drain the street.

PSA says SD can meet this for our
Hydrology called the applicant on Tuesday to discuss this.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 11-7-12

CITY OF ALBUQUERQUE



November 26, 2012

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

**Re: Family Dollar, Tract A-5, Under Sage and Unser Marketplace
Grading and Drainage Plan
Engineer's Stamp Date 11/05/2012 (M10/D019A)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 11/06/2012, the above referenced Grading and Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

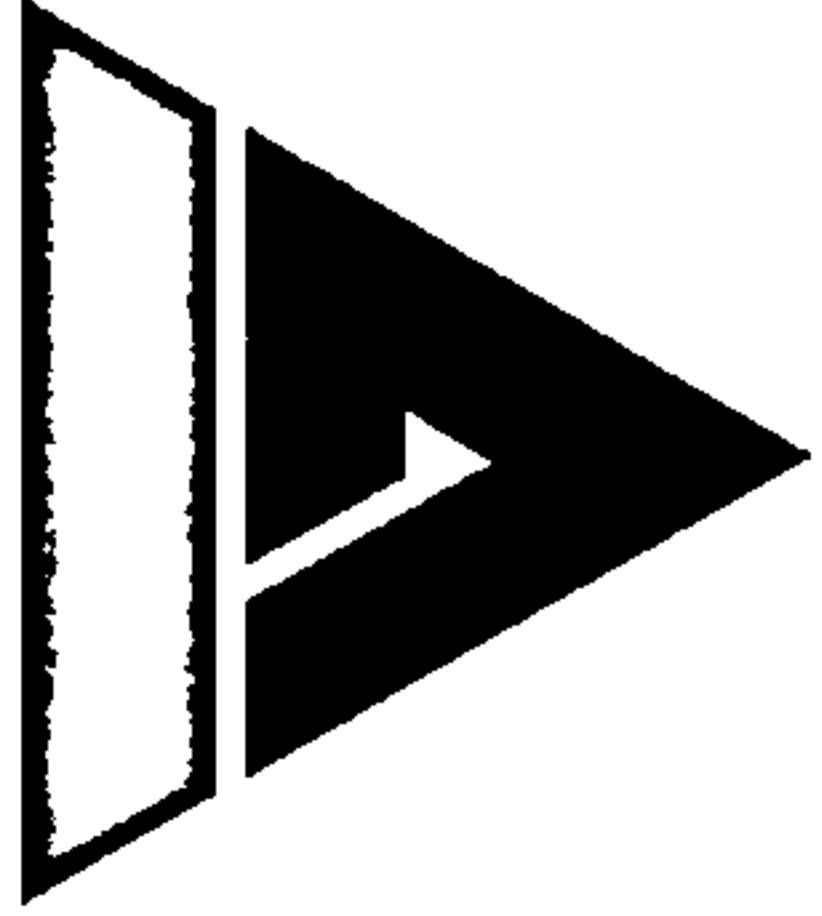
Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit. The permit is available online at;
<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RR/SB
C: e-mail



Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

November 5, 2012

City of Albuquerque
Development and Building Services
Attn: Shahab Biazar, P.E.
Senior Engineer, Planning Department

RE: FAMILY DOLLAR, TRACT A-5, SAGE & UNSER MARKETPLACE (M10/D019A)

Dear Mr. Biazar,

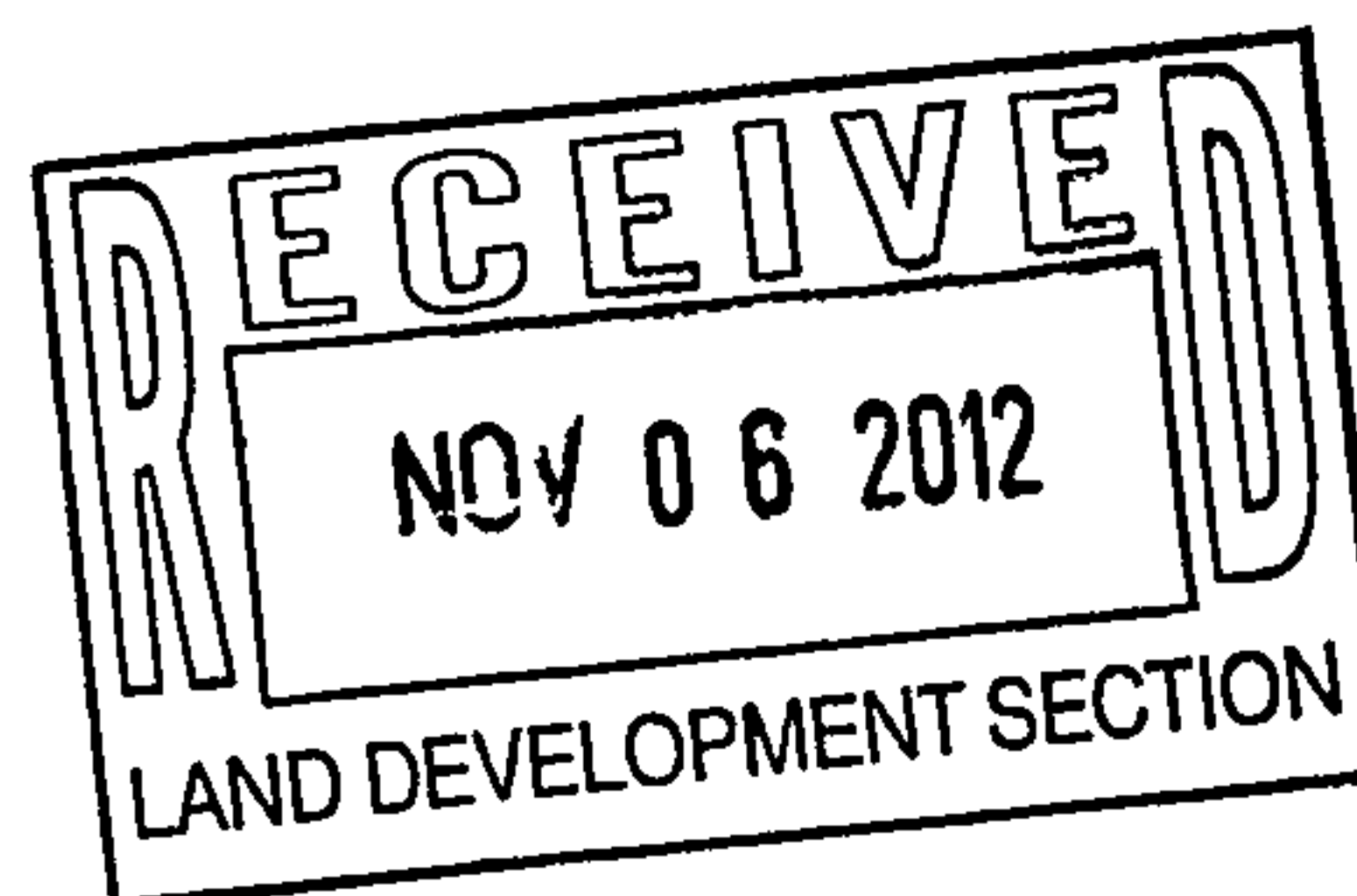
Attached with this letter is a revised copy of the Drainage and Grading Plan for the above referenced project. Revisions are based on architectural site plan updates and on your review comments dated February 7, 2012 as follows:

- Land treatments used to prepare the calculations have been corrected. No Treatment A is used.
- The proposed storm drain extension shown extending to the southwest corner of Tract A-5 will be used for properties to the west of this development (Tracts A-2 and A-3) to discharge allowable rates to the storm drain system per the approved master drainage study.
- Sheet CG-102 has been added to clearly show the proposed desiltation pond and the routing of flow to the 15' wide drainage easement. 2' wide fractured-face rock will be provided along the paving perimeter to control erosion. Further erosion control will be the responsibility of the property owner as needed.

Please don't hesitate to call with any questions or comments.

Sincerely,
ISAACSON & ARFMAN P.A.

Frederick C. Arfman, PE
President
FCA/bjb



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/D019A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: The Hutton Company
ADDRESS: 736 Cherry Street
CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
PHONE: _____
ZIP CODE: 37402

SURVEYOR: Surv-Tek, Inc.
ADDRESS: 9384 Valley View Drive, NW
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87114

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

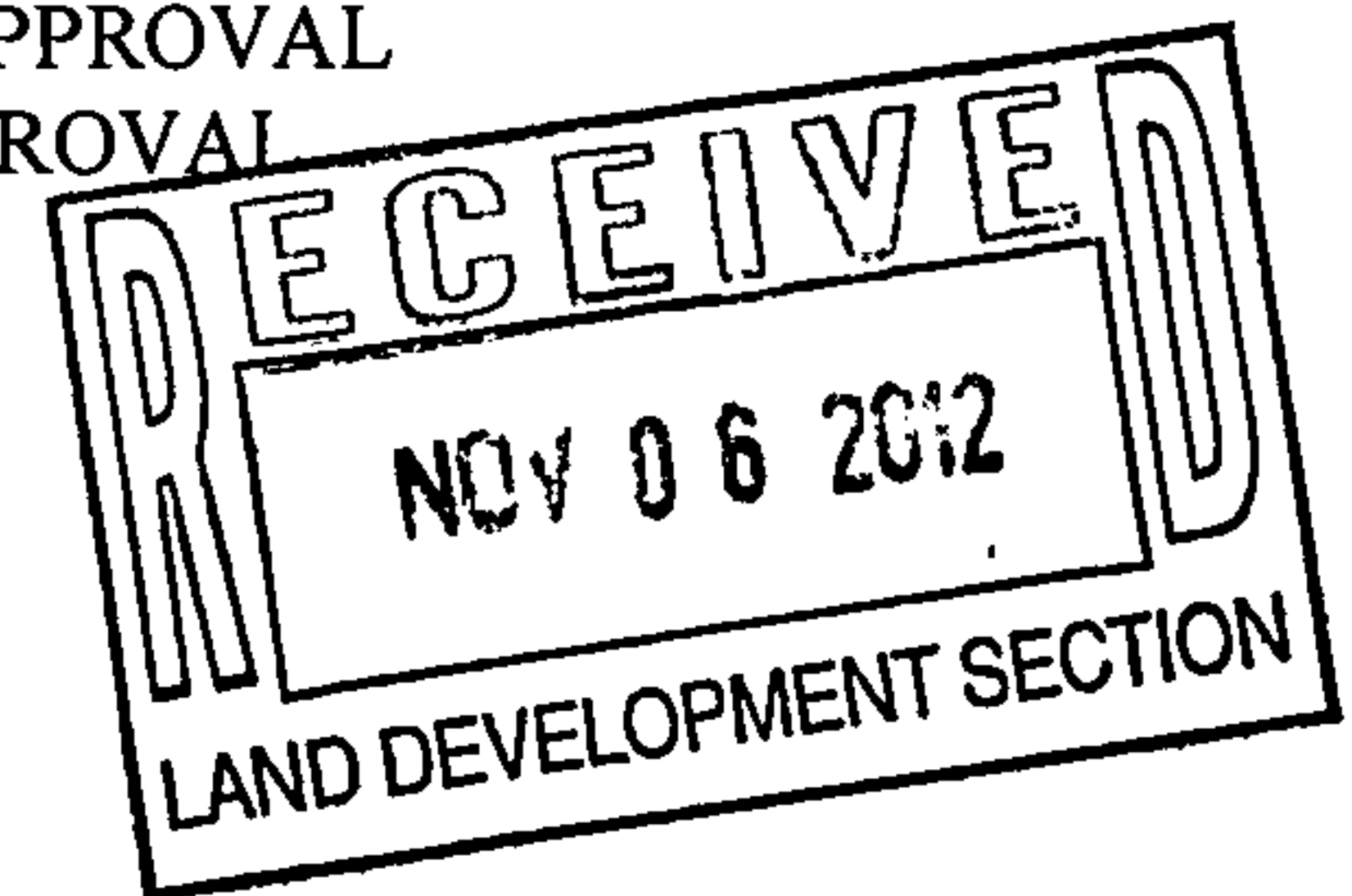
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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

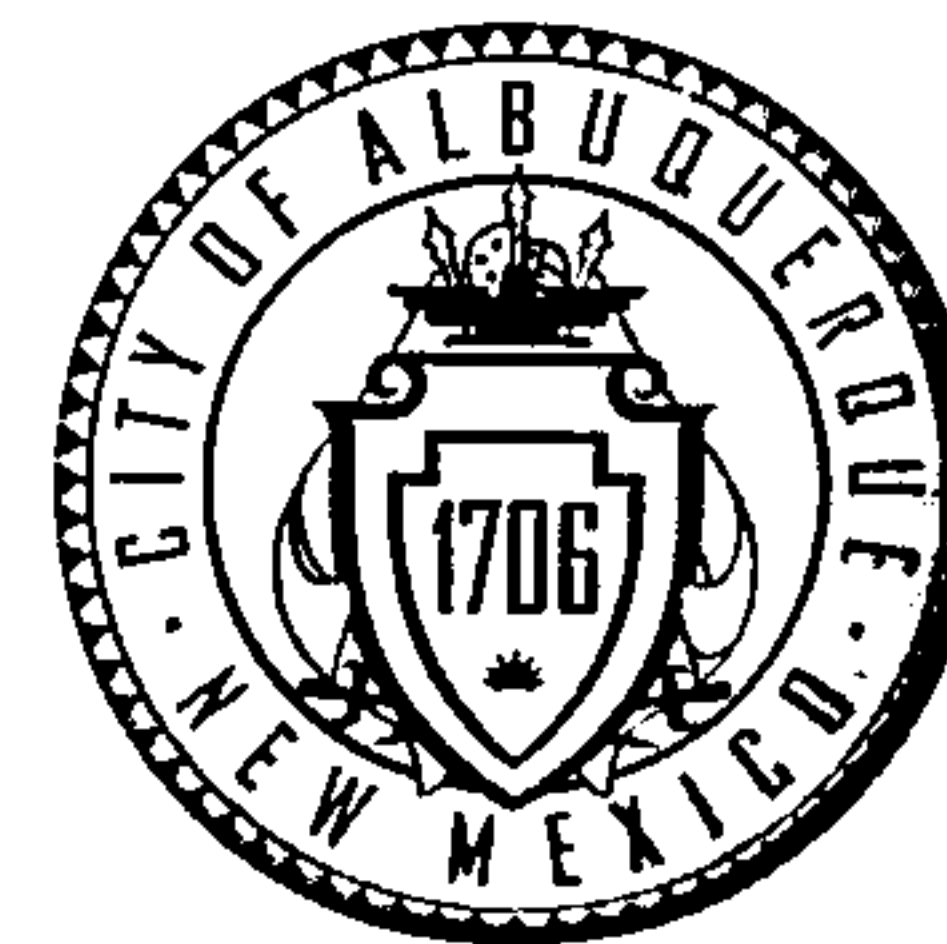


SUBMITTED BY: Frederick C. Arfman, PE *FA* DATE: 11/5/2012
Isaacson & Arfman, P.A.

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 define 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 07, 2012

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

**Re: Family Dollar, Tract A-5, Under Sage And Unser Marketplace
Grading and Drainage Plan
Engineer's Stamp Date 1/19/2012 (M10/D019A)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 1/19/2012, the above referenced Grading and Drainage Plan can not be approved for Building Permit until the following comments have been addressed:

- Since the entire site will be graded under the developed conditions no Treatments A will be used for runoff calculations. Please modify your runoff calculations.
- Back portion of the Tract A-5 and Tract A-1 drain south. Therefore, storm drain extension to the south should not be necessary.
- Is there an existing swale to assure that the runoff will drain to the existing 15' drainage easement? Is there an existing desilting pond prior to runoff entering the 15' drainage easement? Please show the existing or the proposed drainage swale and delisting pond.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Family Dollar Store ZONE MAP/DRG. FILE # M-10/DO19A
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-5, Unser and Sage Marketplace, Albuquerque, New Mexico
 CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
 ADDRESS: 128 MONROE NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: The Hutton Company
 ADDRESS: 736 Cherry Street
 CITY, STATE: Chattanooga TN

CONTACT: Chuck Borysiak
 PHONE: _____
 ZIP CODE: 37402

SURVEYOR: Surv-Tek, Inc.
 ADDRESS: 9384 Valley View Drive, NW
 CITY, STATE: Albuquerque, NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: 87114

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

☐	DRAINAGE REPORT
☒	DRAINAGE PLAN 1 st SUBMITTAL
☐	DRAINAGE PLAN RESUBMITTAL
☐	CONCEPTUAL G & D PLAN
☒	GRADING PLAN
☐	EROSION CONTROL PLAN
☐	ENGINEER'S CERT (HYDROLOGY)
☐	CLOMR/LOMR
☐	TRAFFIC CIRCULATION LAYOUT
☐	ENGINEER/ARCHITECT CERT (TCL)
☐	ENGINEER/ARCHITECT CERT (DRB S.P.)
☐	ENGINEER/ARCHITECT CERT (AA)
☐	OTHER (SPECIFY)

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

\$ 50.00

RECEIVED

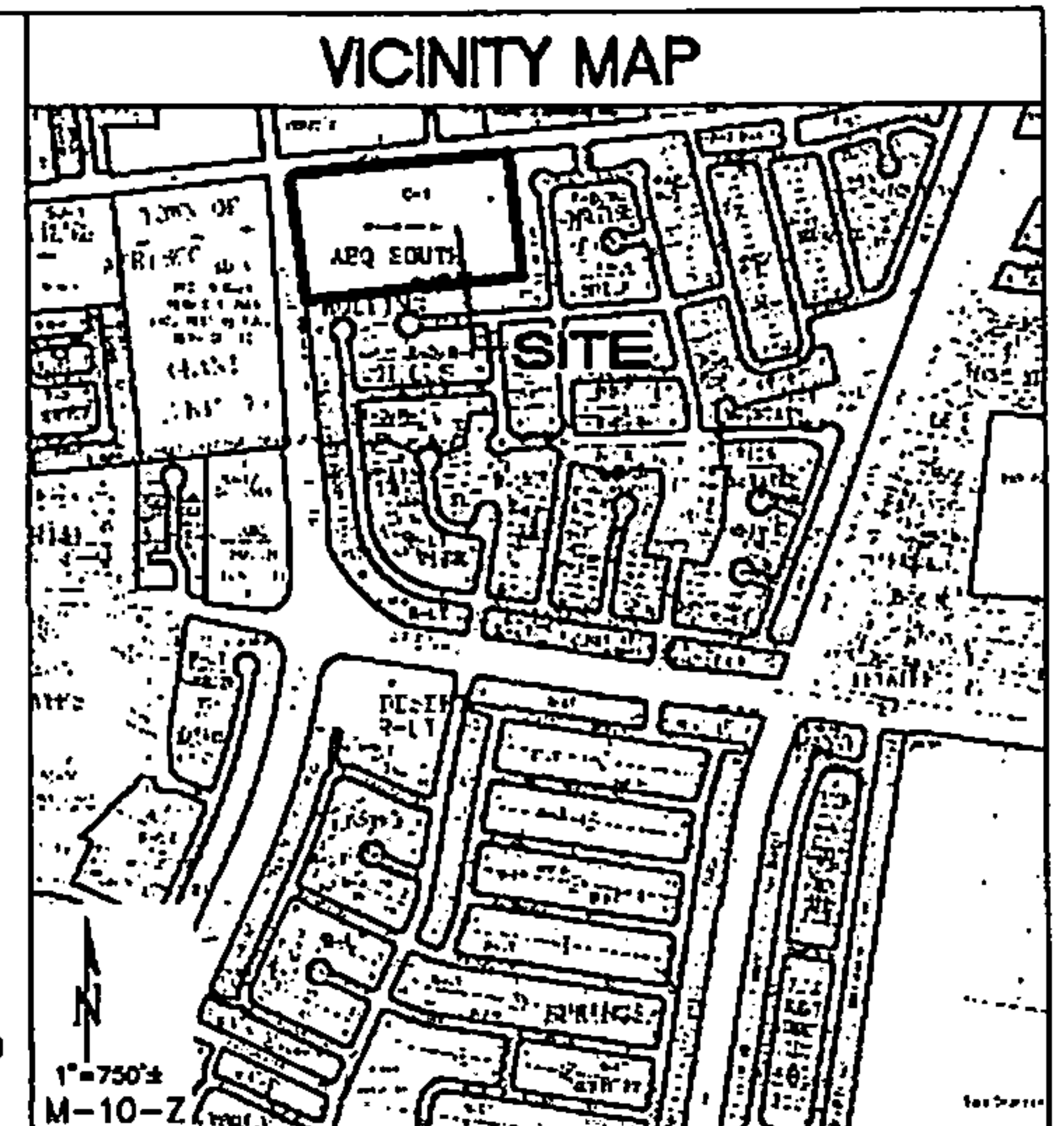
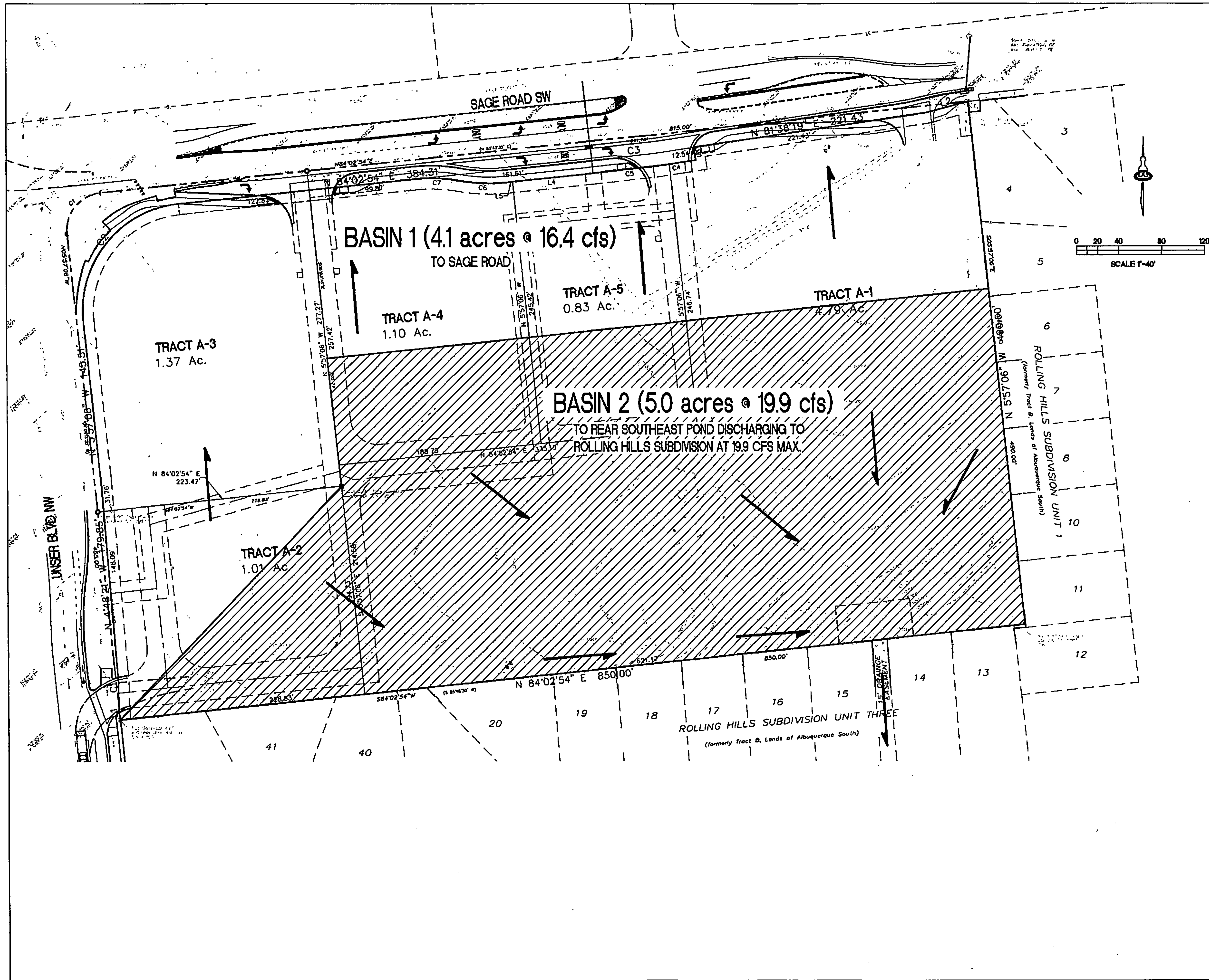
JAN 19 2012

**HYDROLOGY
SECTION**

SUBMITTED BY: Bryan Bobrick DATE: 1/19/2012
Isaacson & Arfman, P.A.

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 define 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.



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP M-10-Z. THE SITE IS BOUND TO THE EAST AND SOUTH BY DEVELOPED RESIDENTIAL PROPERTY, TO THE WEST UNSER BLVD. SW, AND TO THE NORTH BY SAGE ROAD SW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS ARE EXPECTED TO INCLUDE NEW COMMERCIAL BUILDINGS, SITE WALKS, PAVING AND ASSOCIATED LANDSCAPING. THE OVERALL PROPERTY WILL CONSIST OF TWO DRAINAGE BASINS. BASIN 1 WILL DISCHARGE TO SAGE ROAD TO ENTER THE PUBLIC STORM DRAIN SYSTEM. BASIN 2 WILL DISCHARGE TO THE SOUTHEAST END OF THE PROPERTY TO THE EXISTING PUBLIC DRAINAGE R.O.W. AT A RATE NOT TO EXCEED 19.9 CFS. THE PROPERTY WILL BE DEVELOPED BY TRACT. EACH TRACT WILL PREPARE A DRAINAGE A GRADING PLAN FOR C.O.A. HYDROLOGY REVIEW AND APPROVAL FOR BUILDING PERMIT SPECIFICALLY ADDRESSING THE FOLLOWING:

- INDIVIDUAL DRAINAGE AND GRADING PLAN
- MAXIMUM ALLOWABLE DISCHARGE BASED ON LAND TREATMENT OF 10% B, 10% C, 30% D. (ON-SITE DETENTION REQUIRED FOR EXCESS).
- CONSTRUCTION OF INTERIM EROSION CONTROL (DESILTATION PONDS, TEMPORARY SWALES, PONDING) AS REQUIRED TO PROTECT UNDEVELOPED PORTION OF PROPERTY.
- MASTER PLAN POND AT SOUTHEAST CORNER OF SITE WILL NEED TO BE DESIGNED AND CONSTRUCTED AS PART OF THE FIRST TRACT TO DEVELOP.

BENCHMARK: VERTICAL DATUM IS BASED AGRS MONUMENT "M10", A BRASS DISC SET IN CONCRETE LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD. AND SAGE RD. SW. ELEVATION=5082.757 (NAV88)

SURVEYOR: ALDRICH LAND SURVEYING: 505-884-1990

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE WILL PASS THROUGH THE OVERALL PROPERTY. ALL TRACTS WILL BE COVERED BY A BLANKET DRAINAGE EASEMENT.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87105
Ph. 505-265-5525 Fax 505-265-2632
1761 Doc-001 STUDY.dwg Oct 18, 2010

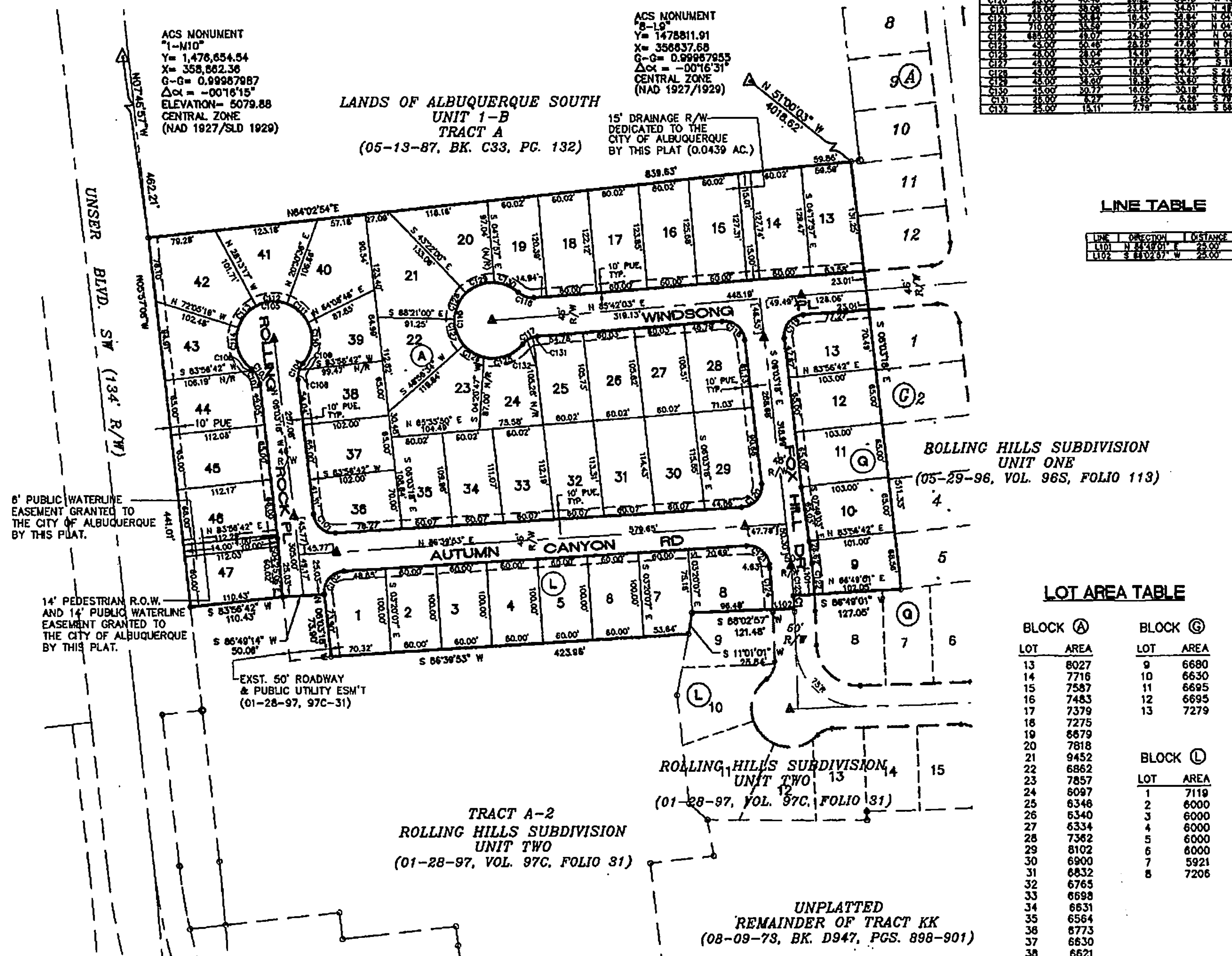
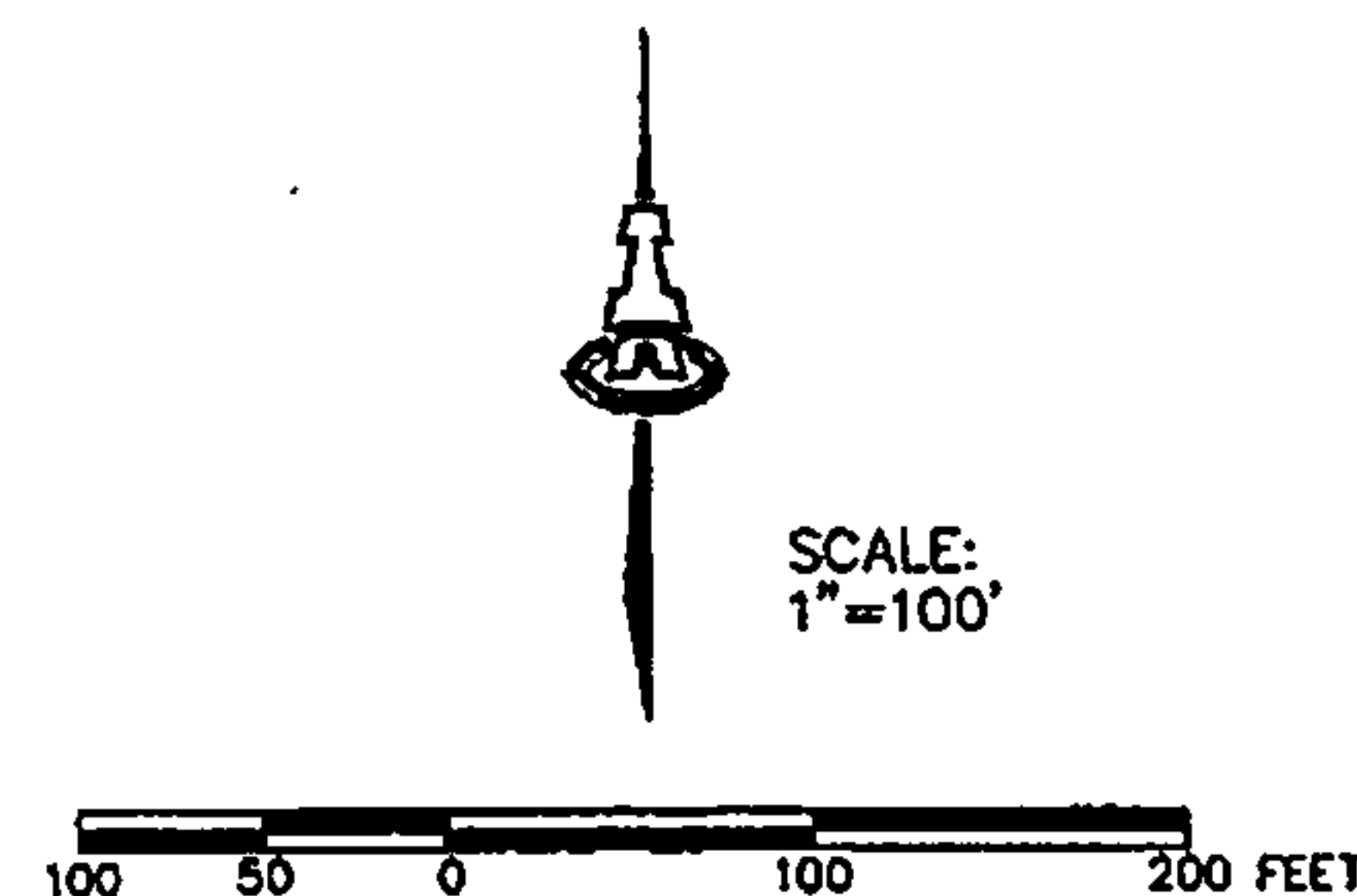
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

UNSER AND SAGE MARKETPLACE SITE DEVELOPMENT PLAN FOR SUBDIVISION

UNSER / SAGE PARTNERSHIP

MASTER DRAINAGE PLAN

Date:	No.	Revised	Date	Job No.
OCT. 2010				1761
Drawn By:				
Chk By:				



CURVE TABLE

CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
1.00	1.00	90.00	1.00	1.00	90.00
1.01	1.01	90.00	1.01	1.01	90.00
1.02	1.02	90.00	1.02	1.02	90.00
1.03	1.03	90.00	1.03	1.03	90.00
1.04	1.04	90.00	1.04	1.04	90.00
1.05	1.05	90.00	1.05	1.05	90.00
1.06	1.06	90.00	1.06	1.06	90.00
1.07	1.07	90.00	1.07	1.07	90.00
1.08	1.08	90.00	1.08	1.08	90.00
1.09	1.09	90.00	1.09	1.09	90.00
1.10	1.10	90.00	1.10	1.10	90.00
1.11	1.11	90.00	1.11	1.11	90.00
1.12	1.12	90.00	1.12	1.12	90.00
1.13	1.13	90.00	1.13	1.13	90.00
1.14	1.14	90.00	1.14	1.14	90.00
1.15	1.15	90.00	1.15	1.15	90.00
1.16	1.16	90.00	1.16	1.16	90.00
1.17	1.17	90.00	1.17	1.17	90.00
1.18	1.18	90.00	1.18	1.18	90.00
1.19	1.19	90.00	1.19	1.19	90.00
1.20	1.20	90.00	1.20	1.20	90.00
1.21	1.21	90.00	1.21	1.21	90.00
1.22	1.22	90.00	1.22	1.22	90.00
1.23	1.23	90.00	1.23	1.23	90.00
1.24	1.24	90.00	1.24	1.24	90.00
1.25	1.25	90.00	1.25	1.25	90.00
1.26	1.26	90.00	1.26	1.26	90.00
1.27	1.27	90.00	1.27	1.27	90.00
1.28	1.28	90.00	1.28	1.28	90.00
1.29	1.29	90.00	1.29	1.29	90.00
1.30	1.30	90.00	1.30	1.30	90.00
1.31	1.31	90.00	1.31	1.31	90.00
1.32	1.32	90.00	1.32	1.32	90.00
1.33	1.33	90.00	1.33	1.33	90.00
1.34	1.34	90.00	1.34	1.34	90.00
1.35	1.35	90.00	1.35	1.35	90.00
1.36	1.36	90.00	1.36	1.36	90.00
1.37	1.37	90.00	1.37	1.37	90.00
1.38	1.38	90.00	1.38	1.38	90.00
1.39	1.39	90.00	1.39	1.39	90.00
1.40	1.40	90.00	1.40	1.40	90.00
1.41	1.41	90.00	1.41	1.41	90.00
1.42	1.42	90.00	1.42	1.42	90.00
1.43	1.43	90.00	1.43	1.43	90.00
1.44	1.44	90.00	1.44	1.44	90.00
1.45	1.45	90.00	1.45	1.45	90.00
1.46	1.46	90.00	1.46	1.46	90.00
1.47	1.47	90.00	1.47	1.47	90.00
1.48	1.48	90.00	1.48	1.48	90.00
1.49	1.49	90.00	1.49	1.49	90.00
1.50	1.50	90.00	1.50	1.50	90.00
1.51	1.51	90.00	1.51	1.51	90.00
1.52	1.52	90.00	1.52	1.52	90.00
1.53	1.53	90.00	1.53	1.53	90.00
1.54	1.54	90.00	1.54	1.54	90.00
1.55	1.55	90.00	1.55	1.55	90.00
1.56	1.56	90.00	1.56	1.56	90.00
1.57	1.57	90.00	1.57	1.57	90.00
1.58	1.58	90.00	1.58	1.58	90.00
1.59	1.59	90.00	1.59	1.59	90.00
1.60	1.60	90.00	1.60	1.60	90.00
1.61	1.61	90.00	1.61	1.61	90.00
1.62	1.62	90.00	1.62	1.62	90.00
1.63	1.63	90.00	1.63	1.63	90.00
1.64	1.64	90.00	1.64	1.64	90.00
1.65	1.65	90.00	1.65	1.65	90.00
1.66	1.66	90.00	1.66	1.66	90.00
1.67	1.67	90.00	1.67	1.67	90.00
1.68	1.68	90.00	1.68	1.68	90.00
1.69	1.69	90.00	1.69	1.69	90.00
1.70	1.70	90.00	1.70	1.70	90.00
1.71	1.71	90.00	1.71	1.71	90.00
1.72	1.72	90.00	1.72	1.72	90.00
1.73	1.73	90.00	1.73	1.73	90.00
1.74	1.74	90.00	1.74	1.74	90.00
1.75	1.75	90.00	1.75	1.75	90.00
1.76	1.76	90.00	1.76	1.76	90.00
1.77	1.77	90.00	1.77	1.77	90.00
1.78	1.78	90.00	1.78	1.78	90.00
1.79	1.79	90.00	1.79	1.79	90.00
1.80	1.80	90.00	1.80	1.80	90.00
1.81	1.81	90.00	1.81	1.81	90.00
1.82	1.82	90.00	1.82	1.82	90.00
1.83	1.83	90.00	1.83	1.83	90.00
1.84	1.84	90.00	1.84	1.84	90.00
1.85	1.85	90.00	1.85	1.85	90.00
1.86	1.86	90.00	1.86	1.86	90.00
1.87	1.87	90.00	1.87	1.87	90.00
1.88	1.88	90.00	1.88	1.88	90.00
1.89	1.89	90.00	1.89	1.89	90.00
1.90	1.90	90.00	1.90	1.90	90.00
1.91	1.91	90.00	1.91	1.91	90.00
1.92	1.92	90.00	1.92	1.92	90.00
1.93	1.93	90.00	1.93	1.93	90.00
1.94	1.94	90.00	1.94	1.94	90.00
1.95	1.95	90.00	1.95	1.95	90.00
1.96	1.96	90.00	1.96	1.96	90.00
1.97	1.97	90.00	1.97	1.97	90.00
1.98	1.98	90.00	1.98	1.98	90.00
1.99	1.99	90.00	1.99	1.99	90.00
2.00	2.00	90.00	2.00	2.00	90.00

LINE TABLE

LINE	ORIGIN	END
1.00	N 89°49'01" E	23.00
1.01	S 89°49'01" W	23.00

LOT AREA TABLE

BLOCK A	LOT	AREA	BLOCK C	LOT	AREA
13	8027	9	6680		
14	7716	10	6630		
15	7587	11	6695		
16	7483	12	6695		
17	7379	13	7279		
18	7275				
19	6679				
20	7818				
21	9452				
22	6862				
23	7857				
24	6097				
25	6346				
26	6340				
27	6334				
28	7362				
29	8102				
30	6900				
31	6832				
32	6765				
33	6698				
34	6631				
35	6564				
36	8773				
37	6830				
38	6621				
39	5929				
40	8769				
41	7500				
42	9739				
43	6941				
44	7251				
45	7287				
46	7407				
47	6674				

PLAT 97062733
FOR
ROLLING HILLS SUBDIVISION
UNIT THREE

BEING A REPLAT OF
TRACT A-1

ROLLING HILLS SUBDIVISION, UNIT TWO
AND A PORTION OF UNPLATTED LANDS WITHIN
THE TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 1997

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on

JUN 20 1997

Recorded in Vol. 192
Records of said County Falls

Deputy Clerk

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE continuing along said centerline 15.27 feet along a curve to the right whose radius is 710.00 feet and whose long chord bears S 02°34'01" E, 15.27 feet through a central angle of 01°13'55" to a point of non-tangency;

THENCE S 88°02'57" W, 121.48 feet to a point being common with the northwest corner of LOT 9, BLOCK L, ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE S 11°01'01" W, 25.64 feet to a point, said point being common with the northeast corner of TRACT A-2, ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE S 86°39'53" W, 423.96 feet along the northerly line of said TRACT A-2 to a point;

THENCE N 06°03'18" W, 73.90 feet to a point on the southerly terminus of Rolling Rock Place;

THENCE S 86°49'14" W, 50.06 feet along the southerly terminus of said Rolling Rock Place;

THENCE S 83°56'42" W, 110.43 feet to a point being common with the northwesterly corner of said TRACT A-2, and further being on the easterly right-of-way of Unser Blvd. SW;

THENCE N 05°57'06" W, 441.01 feet to the POINT OF BEGINNING and containing 9.7606 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.