

PULARUND 32

6-25-02 M14-D4A BULLOCKS



6-25-02 M14-D4A BULLOCKS



6-25-02 M14-D4A

BULLOCKS



6-25-02 M14-04A BULLOCKS

PHIATHER 32



M-14/04A

POLAROLOGIZ

6-18-02 M14-04A



M-14/04A

FULADUL

6-19-02 M14-04A



M-14/04A

POLAROLDOSZ

6-19-02 M14-04A



M-14/34A

POLAROID

6-18-02 M14-04A



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

July 17, 2002

Shahab Biazar, P.E.
Advanced Engineering and Consulting
10205 Snowflake Ct NW
Albuquerque, New Mexico 87114

RE: BROADWAY INDUSTRIAL CENTER UNIT 3 LOT 5 (M-14/D4A)

(2600 Karston Ct SE) (Bullocks Express, Inc.)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 1/24/2002

ENGINEERS CERTIFICATION DATED 5/3/2002 Rev. 7/14/2002

Dear Mr. Biazar:

Based upon all of the information provided in your submittal on 7/16/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

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

Sincerely,

Teresa A. Martin

Hydrology Plan Checker
Public Works Department

Tired a. Martin

C: Vickie Chavez, COA
drainage file
approval file

DRAINAGE INFORMATION SHEET

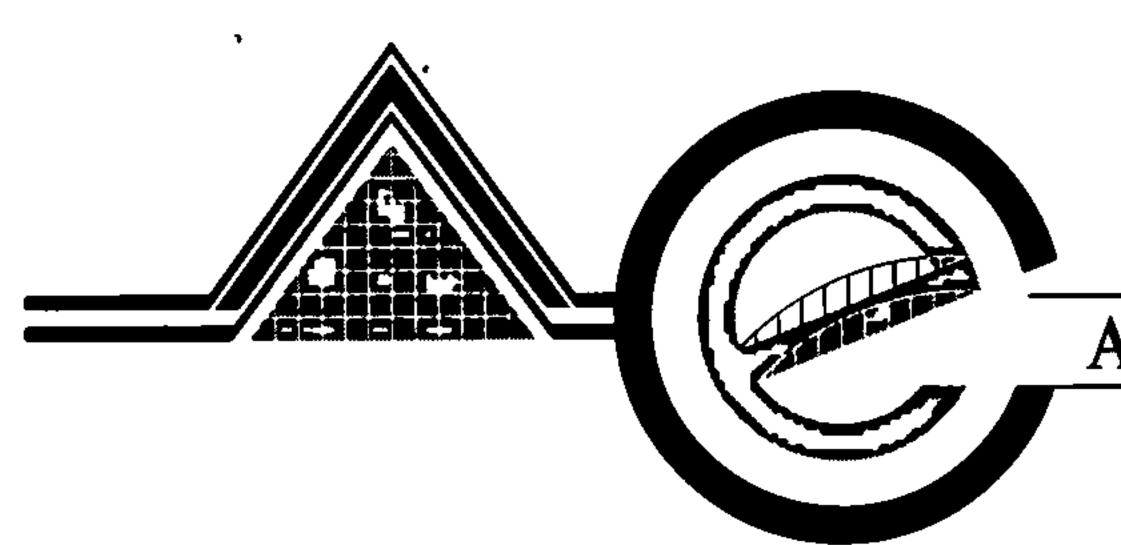
(REV. 11/01/2001)

M-14/D4A	

ADDRESS: 1209 Snowflake CL NW CITY, STATE: Albuguerque, New Mexico. OWNER: ADORESS: PHONE: 2710 CODE: 67114 ARCHITECT: ADDRESS: PHONE: 2710 CODE: 67114 ARCHITECT: ADDRESS: PHONE: 2710 CODE: 2710	DRB #: EDI 3, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT	20NE ATLAS/DRG. FILE #:			
ENGINEERING FIRM: ADDRESS: 10205 Snowflake Ct. NW ADDRESS: 10205 Snowflake Ct. NW CITY, STATE: Albuquerque, New Mexico CWNER: ADORESS: 1074, STATE: Albuquerque, New Mexico CWNER: ADORESS: 1077, STATE: 21P CODE: 87114 CWNER: ADORESS: 1077, STATE: 21P CODE: 87114 CWNER: ADDRESS: 1077, STATE: 21P CODE: 87114 CWNER: ADDRESS: 1077, STATE: 21P CODE: 87114 CWNERS: 1077, STATE: 21P CODE: 87114 CWNERS: 1077, STATE: 21P CODE: 97114 CWNERS: 1077, STATE: 10P CODE: 1		ER SUBDIVISION, UNIT 3			
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YESX NO COPY PROVIDED	[JUL 1 6 2002]]	SO-19			
COPY PROVIDED	SECTION				
	X NO				
DATE SUBMITTED: BY: Shahab Biazar, P.E.	COPY PROVIDED				
	DATE SUBMITTED:	BY: Shahab Biazar, P.E.			

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

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



ADVANCED ENGINEERING and CONSULTING, LLC

Consulting
Design
Development
Management
Inspection

Surveying

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July 15, 2002

Mr. Carlos A. Montoya, P.E. City Floodplain Administrator, PWD Development and Building Services Plaza Del Sol-2nd Floor West 600 2nd Street NW Albuquerque, NM 87102

RE: Lot 5, Broadway Industrial Center Subdivision, Unit 3, M14 / D4

Dear Mr. Montoya:

The followings are the responses to your comments sent dated June 25, 2002 regarding the final certification of occupancy regarding the above mentioned project.

- 1. We did not inspect the construction of the manhole. Attached is copy of the letter from Condore Construction Company with an explanation of the construction of the top of the manhole. Enclosed also find the approval from Storm Sewer Maintenance after inspecting the top of the manhole.
- The temporary retention pond located on the southwest corner of the pond was re-surveyed and did not have enough capacity. Attached please find the revised pond layout and pond calculations which provides adequate ponding for the site. The attached exhibits are based on the as-built prepared after the construction of the pond.
- According to the developer, the telephone company are aware of the telephone box in Pond #2, and they have not raised any concerns.
- 4. The developer mentioned that the they have received their Green Tags from Code Administration and they did not have any problems with the electrical Box.
- 5. Caps were placed on the two HPPE Pipes in Pond #1.

Should you have any questions, please do not hesitate to contact our office.

Sincerel

JUL 1 6 2002

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HYDROLOGY SECTION

Shahab Biagar, P.E.

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CONDORE CONSTRUCTION COMPANY

NEW MIXIGO LICENSE #20857
P.O. Box 30106 . ALBUQUERQUE, NEW MEXICO 87190-0106 . (806) 344-3104 . FAX (805) 344-0766

June 26, 2002

Mr. Randy Pulliam
ALBUQUERQUE ASPHALT, INC.
P.O. Box 66450
Albuquerque, New Mexico 87193-6450

Reference: Bullock's Express at 2600 Karsten Court, S.E. Albuquerque, New Mexico

Dear Mr. Pulliam:

As directed, we located and adjusted the existing storm drain manhole inside of the Bullock's Express yard.

In order to locate the buried manhole, it was necessary to remove dirt and debris from the existing 48" storm drain line, with a vactor truck and by hand. Once the material was cleaned out of the 48" line, we were able to measure back to the buried manhole and determine it's location for cutting pavement in order to adjust the manhole.

The existing manhole consisted of barrel blocks only, and did not have a flat-top or ring and cover in place. We cleaned out the manhole, installed a 6' precast flat-top, a ring and cover and poured a standard concrete manhole collar.

It was obvious that the manhole had not been completed, in the past, or that it had been partially demolished at sometime, allowing the line and manhole to become filled with dirt and debris.

If you need any other information or if you have any questions, please call.

Sincerely,

CONDORE CONSTRUCTION COMPANY

William D. Lindell, Project Manager

VOLUME CALCULATIONS FOR POND #4 (BASED ON THE AS-BUILT ELEVATIONS)

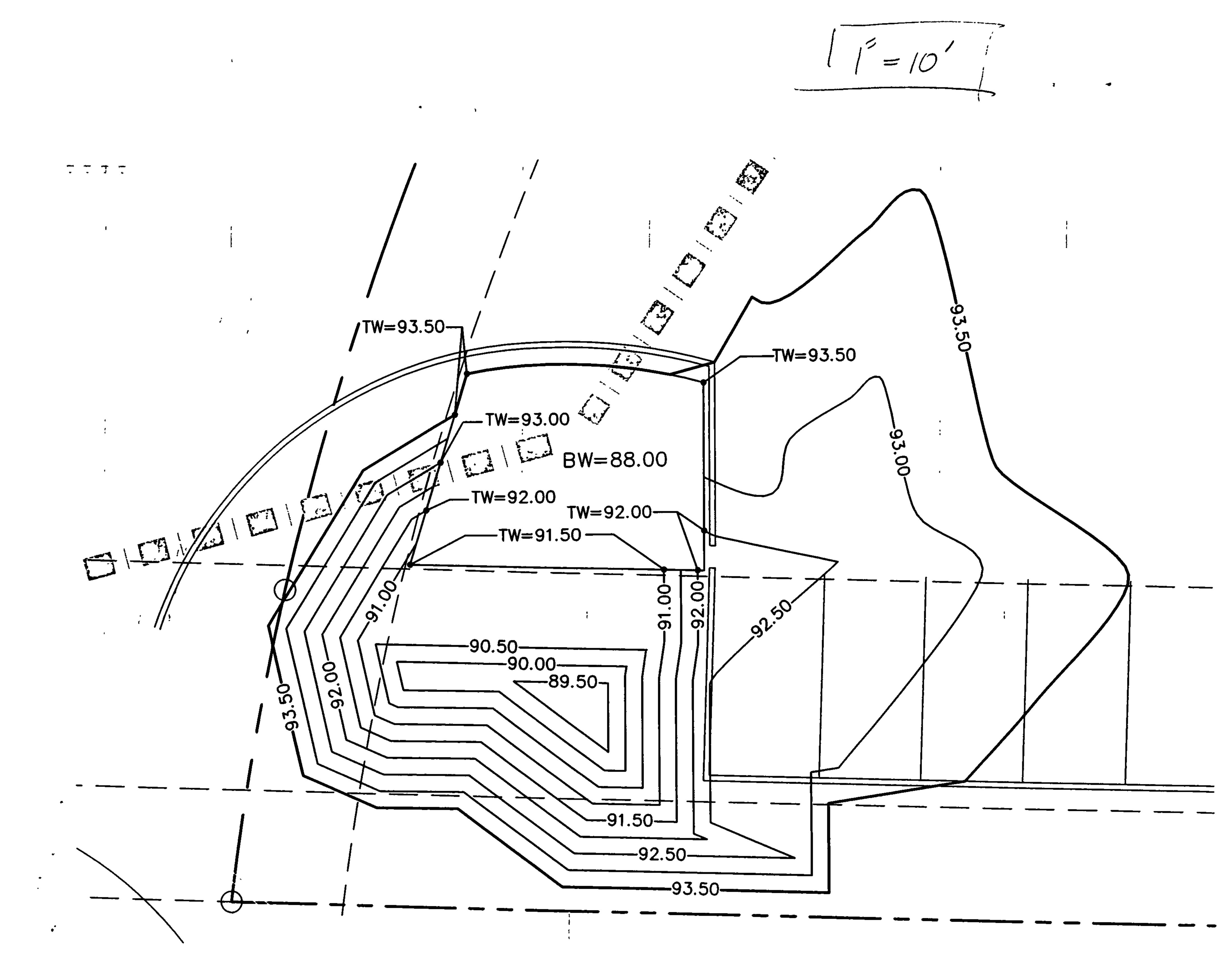
ELEVATION	SURFACE AREA	VOLUME @ 0.5'
FT_	SF	INTERVALS (CF)
4993.5	3815.23	1493.31
4993	2435.83	828.59
4992.5	1476.28	635.94
4992	1067.49	503.92
4991.5	948.19	895.31
4991	842.42	359.60
4990.5	595.97	275.41
4990	505.67	236.00
4989.5	438.33	246.92
4989	549.36	274.68
4988.5	549.36	274.68
4988	549.36	0.00

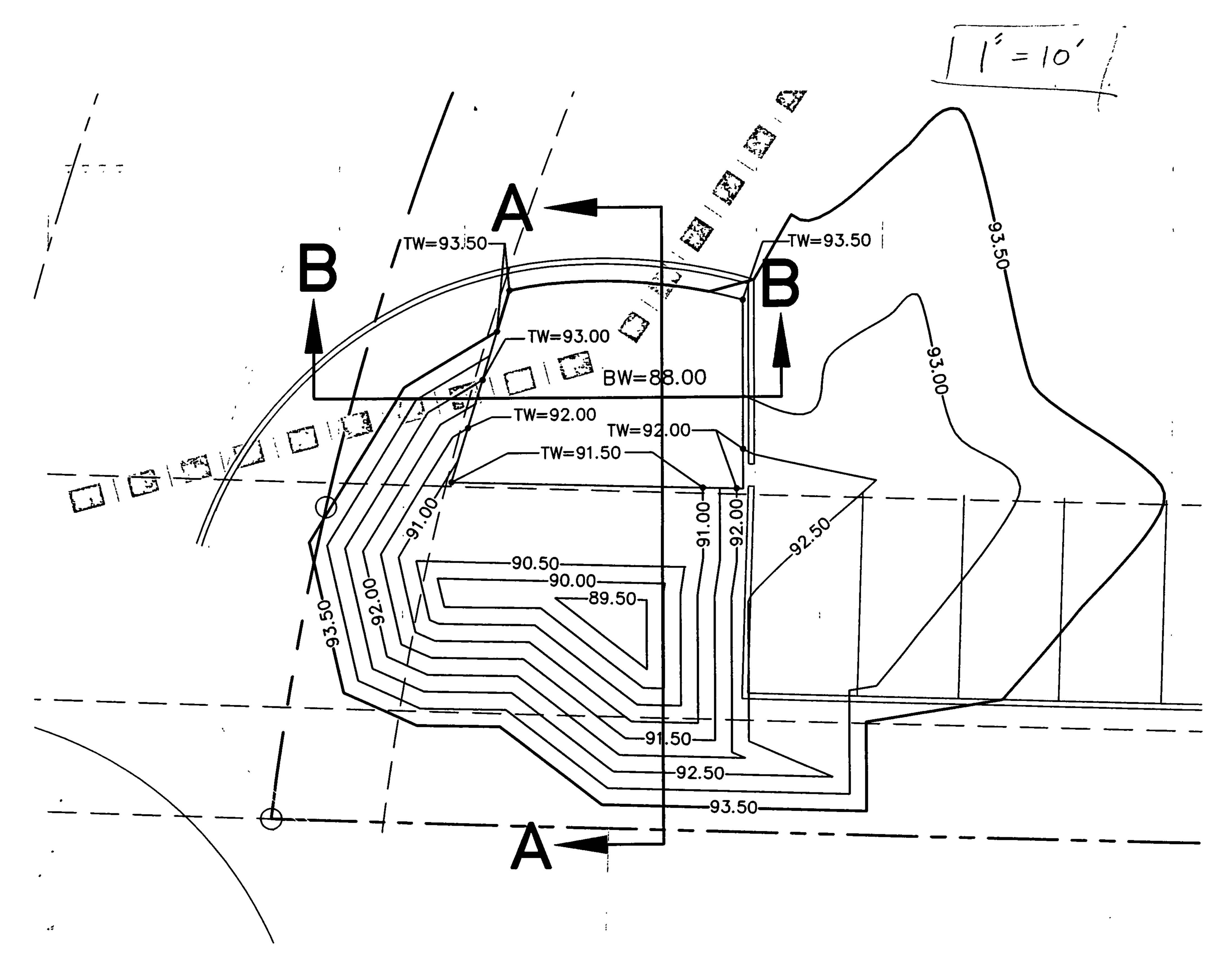
TOTAL VOLUME =

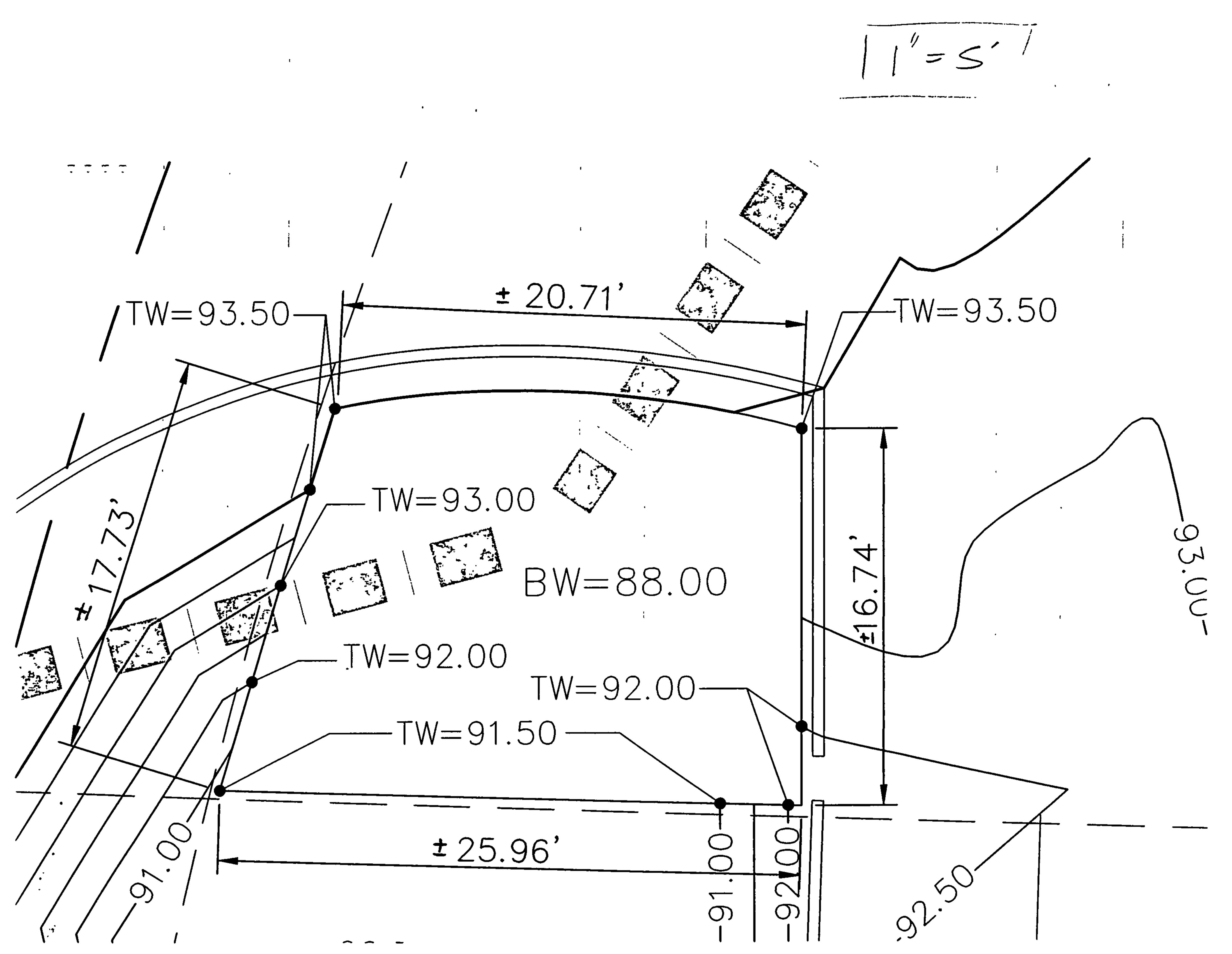
6,024.36 CF

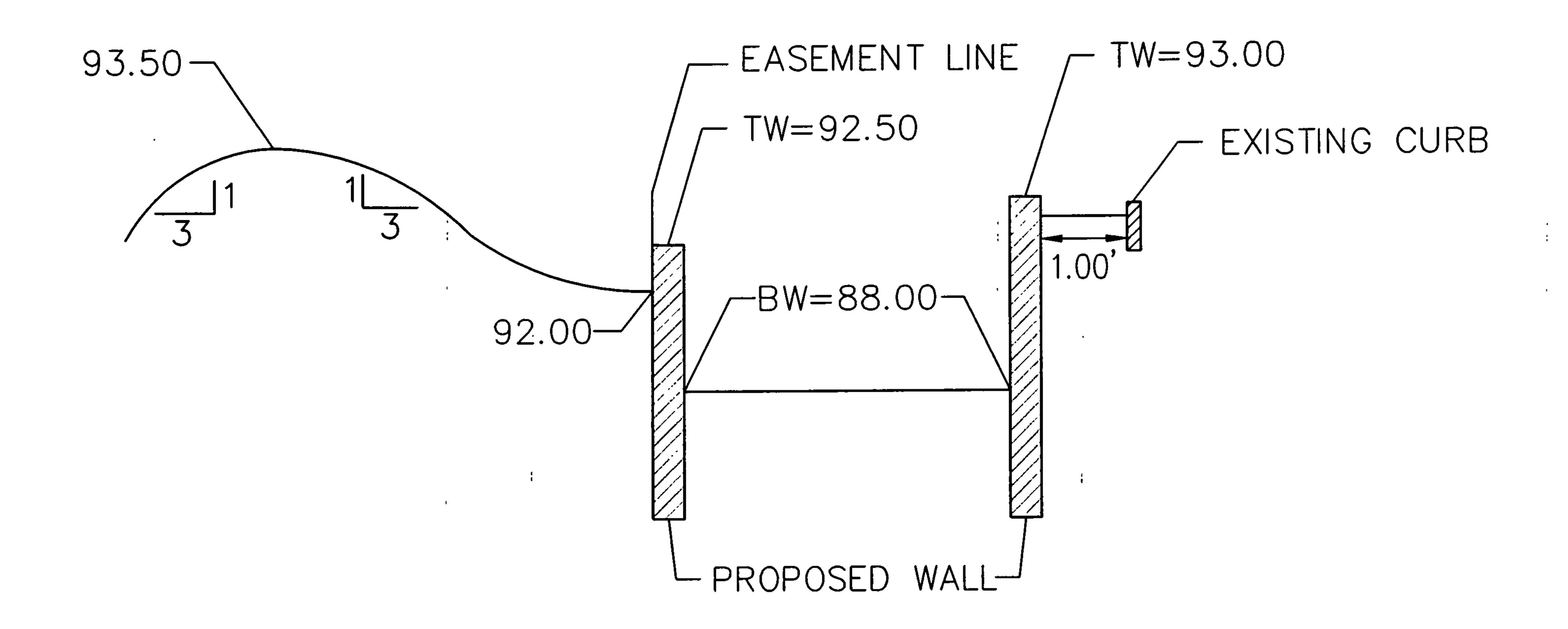
REQUIRED VOLUME =

5,745.13 CF



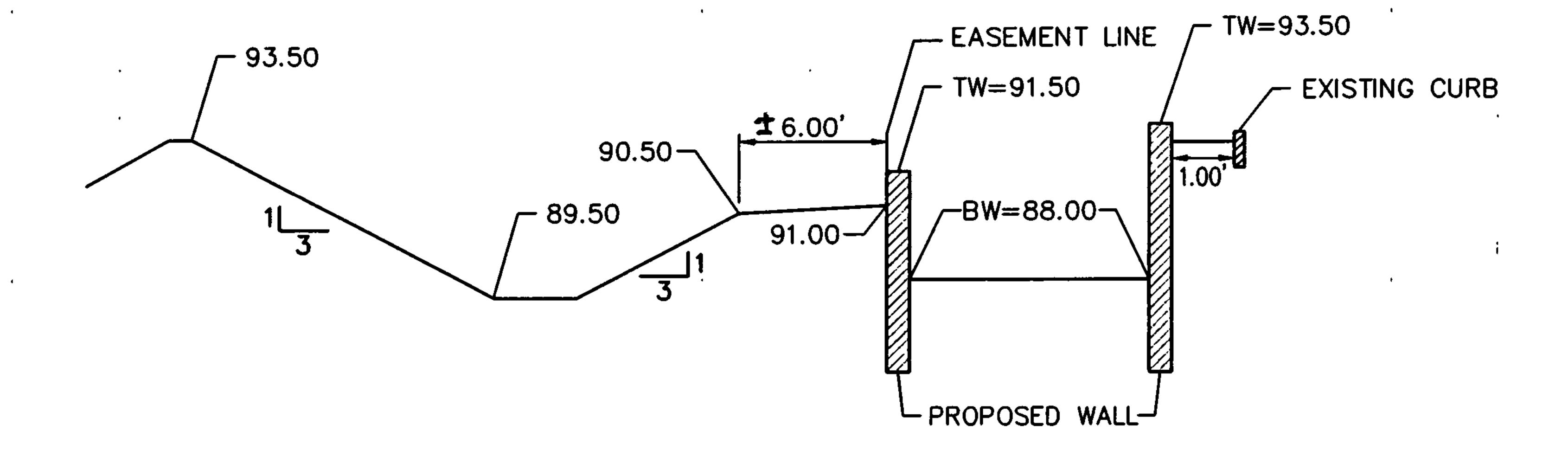






SECTION "B-B"

NTS



SECTION "A-A"

NTS



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

February 4, 2002

son Jose & Barstell

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

Re: Broadway Industrial Center Subdivision Grading and Drainage Plan Engineer's Stamp Dated 1-24-02, (M14/D4)

Dear Mr. Biazar,

Based on the information submitted on 1-24-02, the above referenced plan is approved for Grading Permit, SO-19 Permit, and Building Permit.

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

A separate permit is required for construction within city R/W. A copy of this approval letter must be on hand when applying for this permit.

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

in Alex

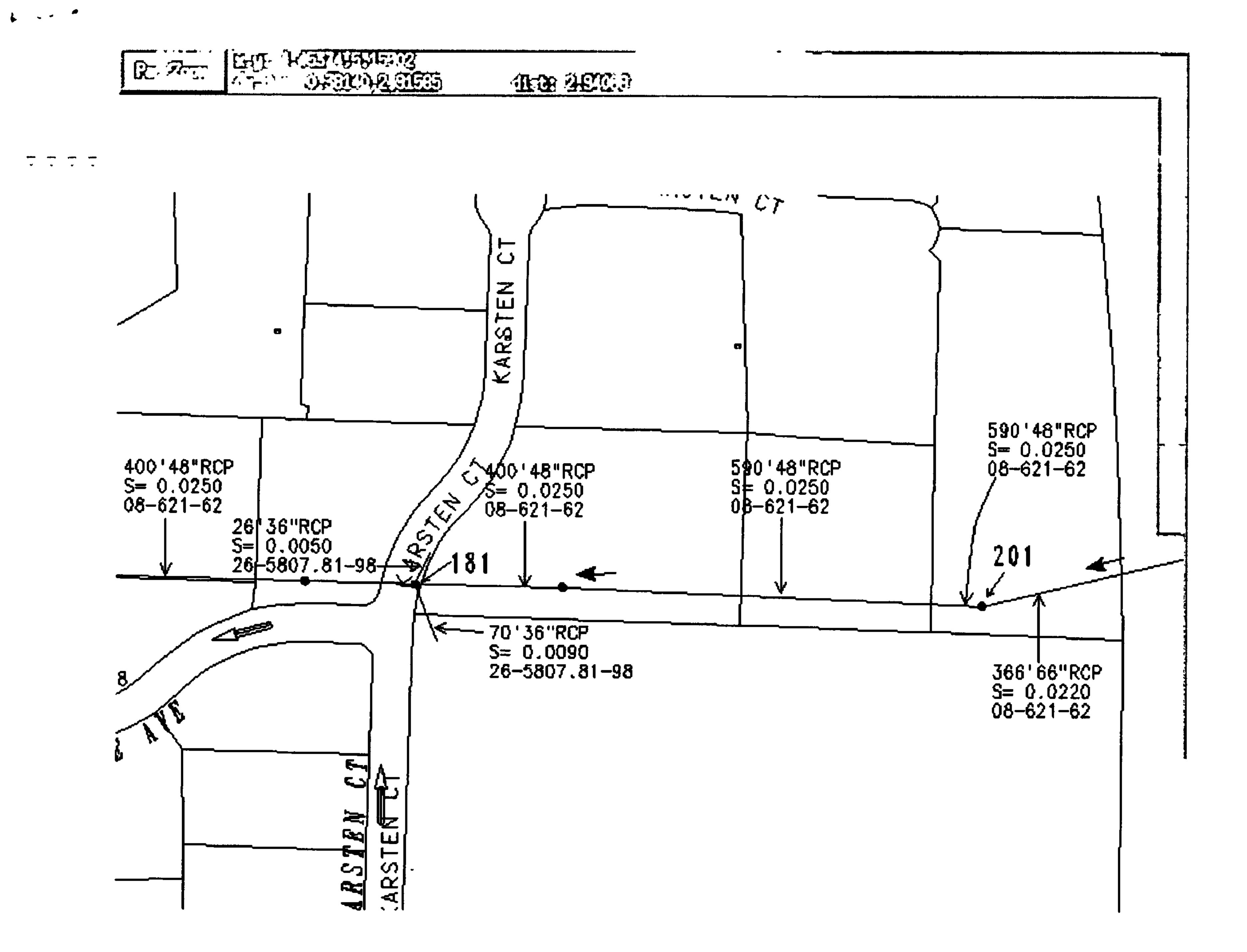
Sincerely,

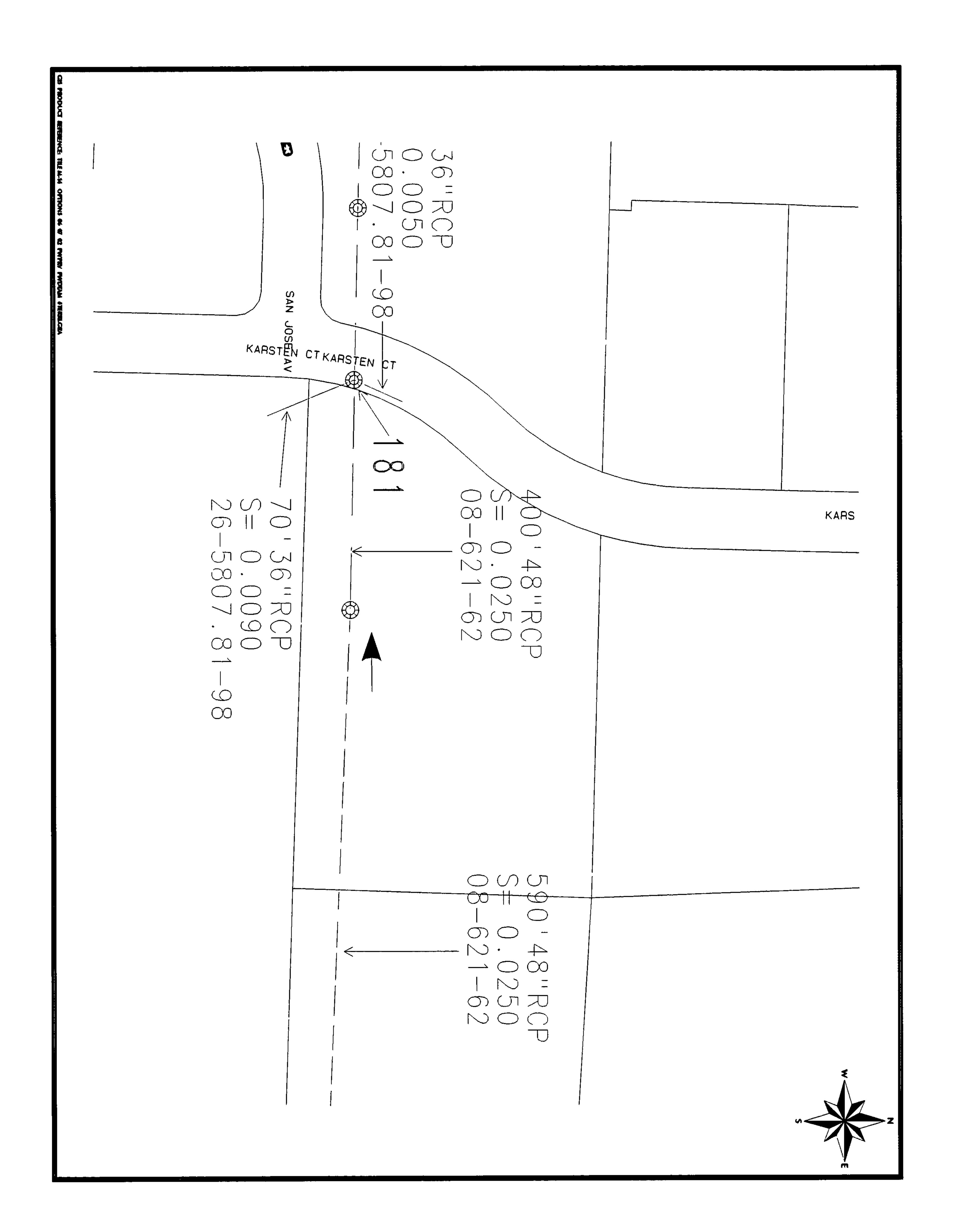
Leslie Romero

Engineering Associate, PWD

Development and Building Services

c: Pam Lujan Terri Martin, Hydrology File (2)





RIGHT OF WAY SYSTEM - INQUIRY FUNCTIONS - PERMIT DATA ROWNM116 ROWNO116

PBRMIT: 2058619 EXCAV. PERMIT: 2058619

06/14/2002 WORK CODE DESCRIPTION: OTHER

PROJECT-W.O.:

ZONE MAP:

EMERGENCY OR PLANNED: PLANNED

LOCATION:

ACTIVITY: CONCRETE WORK

2600 KARSTEN CT SE

CONTRACTOR: CONDORB CONSTRUCTION

ADDRESS: PO BOX 30106

ALBUQUERQUE, NM 87190

344-3104

PAVING BY: COM

STATE LICENSE: GF98

START DATE: 06/14/2002

BARRICADES USED:

AREA PERMIT:

BLUE STAKE: 3148

COMPLETION DATE: 06/24/\$002 PERMIT EXP: 06/24/2002 INSURANCE EXPIRES: 11/01/#002 BOND EXPIR: 12/31/2002

SIDEWALK FEE: 0.00

EXCVTN FRE: 42.00

RESTORE FEE: 0.00 BARRICADB FEE: 25.00

DRIVEPAD FEB: 0.00

CURB/GUTTER: 0.00

BARRICADES REMOVED:

TOTAL FRE: 67.00

SO#19, NO LETTER OR PLANS ON PILE,

(MMDDCCYY FORMAT)

SPOKE W/TERRI MARTIN ON 6/14/02

ENTER - INQUIRY SELECTION

PF1, PF13 = PROJECT INFO

PF12, PF24 = MAIN MENU

CITY OF ALBUQUERQUE

PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

PERMITNUMBER RACTOR 2058619 CONDORE CONSTRUCTION LICENSE PROJECT NUMBER PERMIT ISSUE DATE GF98 06/14/2002 BOX 30106 BARRICADED BY ALBUQUERQUE. NM 87190 BLUE STAKE 3148 344-3104 PAVING BY CON 2600 KARSTEN CT SE EXCAVATION 443008-5810000 42.00 PERMIT AND DETOUR PLAN COMMENTS SW 0.00 DRIVEPAD 443011-5810000 O.OO DP IRB/GUTTER 443010-5810000 CG 0.00 SO#19, NO LETTER OR FLANS ON FILE, BR 25.00 SPOKE W/TERRI MARTIN ON 6/14/02 The second of th

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APPLICANT

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION.

DATE EXC	CAVATION STARTED		· · · · · · · · · · · · · · · · · ·		· */
Backfill: Started	Completed	6/25/62		Accepted Coff 521/	MANIE
Paved Cleared	Site Cleared _	——————————————————————————————————————		Warranty Exp	
Restoration Fee Refund Authorized	Yes	NO	BY:	<u> </u>	
Cash Disbursement Prepared for Refund Dated	d				

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

June 25, 2002

Shahab Biazar
Advance Engineering and Consulting, LLC
10205 Snowflake Ct., NW
Albuquerque, New Mexico 87114

RE: Engineer's Certification for Bullocks Express (M14-D4A)

Dear Mr. Biazar:

In reviewing your Engineers Certification for the permanent Certificate of Occupancy, a few discrepancies were noted and confirmed with a personal field visit to the site on June 25, 2002. The following discrepancies need to be addressed on your certification prior to a final Certificate of Occupancy being issued.

- 1. The manhole was cleared of debris and trash. The top of the manhole was rebuilt. The new constructed top drawing details need to be submitted with existing spot elevations. The new manhole top needs to be certified that it was built according with City Specifications and the details.
- 2. The temporary retention pond at the southwest side of the site needs to be resurveyed. The constructed temporary retention pond is not according to Section B-B of the approved plans. The new pond needs to be checked to see if it contains the approved volume.
- 3. In the middle of the pond mention in item 3 there is a telephone box. Please contact the responsible telephone company to determine it this is acceptable.
- 4. Pond #2 on the northwest side of the site has an electrical box supported in the drainage rundown. Please contact Code Administration to determine if this is acceptable.
- 5. Pond #1 has two HPPE Pipes without caps. Do these pipes need caps on them? Please address if the other pipes in the ponds are open or caped.

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

Sincerely,

Carlos A. Montoya

City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 7, 2002

Shahab Biazar, P.E.
Advanced Engineering
10205 Snowflake Ct NW
Albuquerque, New Mexico 87114

RE: BROADWAY INDUSTRIAL CENTER UNIT 3 LOT 5

(M-14/D4A)

(2600 Karsten Ct SE) (Bullocks Express, Inc.)

CERTIFICATE OF OCCUPANCY APPROVAL-Temporary

ENGINEERS CERTIFICATION DATED 5/3/2002

Dear Mr. Biazar:

Based on the information provided in your Engineers Certification submittal, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the determination, by the City's Storm Drainage Maintenance inspector, of the existence of a manhole within the 48" storm drain line.

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

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

c: Vickie Chavez, COA

Drainage file

Approval file



June 6, 2002

Mr. Brad Bingham
Hydrology Dept
City of Albuquerque
Albuquerque, New Mexico

VIA FACSIMILE

SADL

Ref: 2600 Karsten Ct. SE

Dear Brad:

This will confirm that a sewer line was installed in Pond # 2 connected to the stub out in Karsten Ct. and terminating into Lot 12 east of 2600 Karsten Ct. There are two clean outs sticking up in the pond.

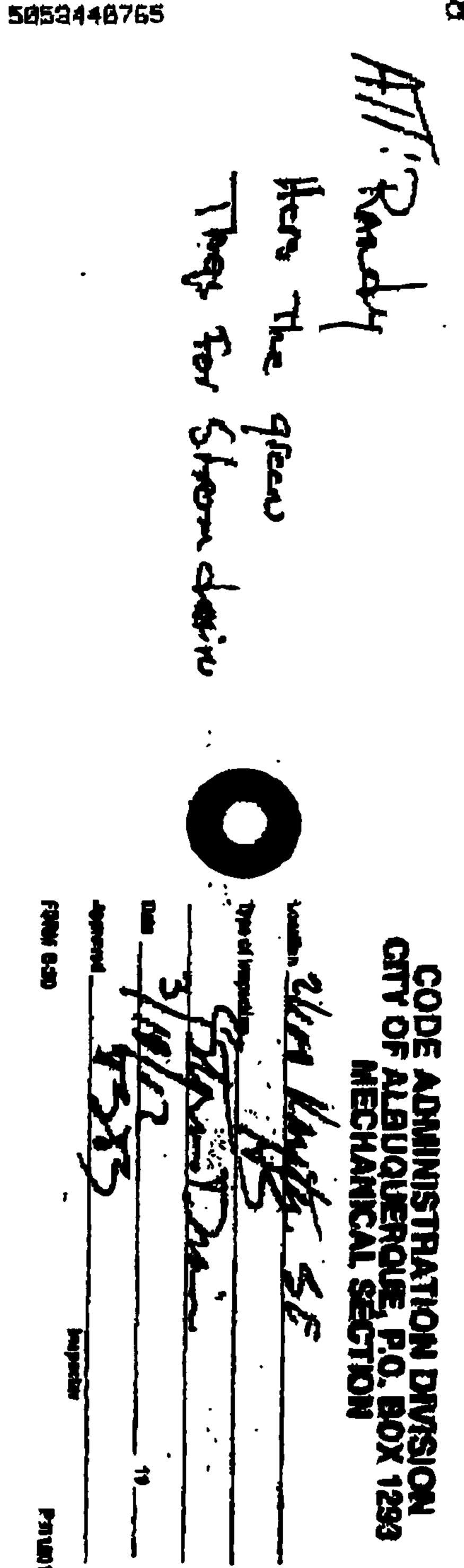
Should you need any further information please let me know.

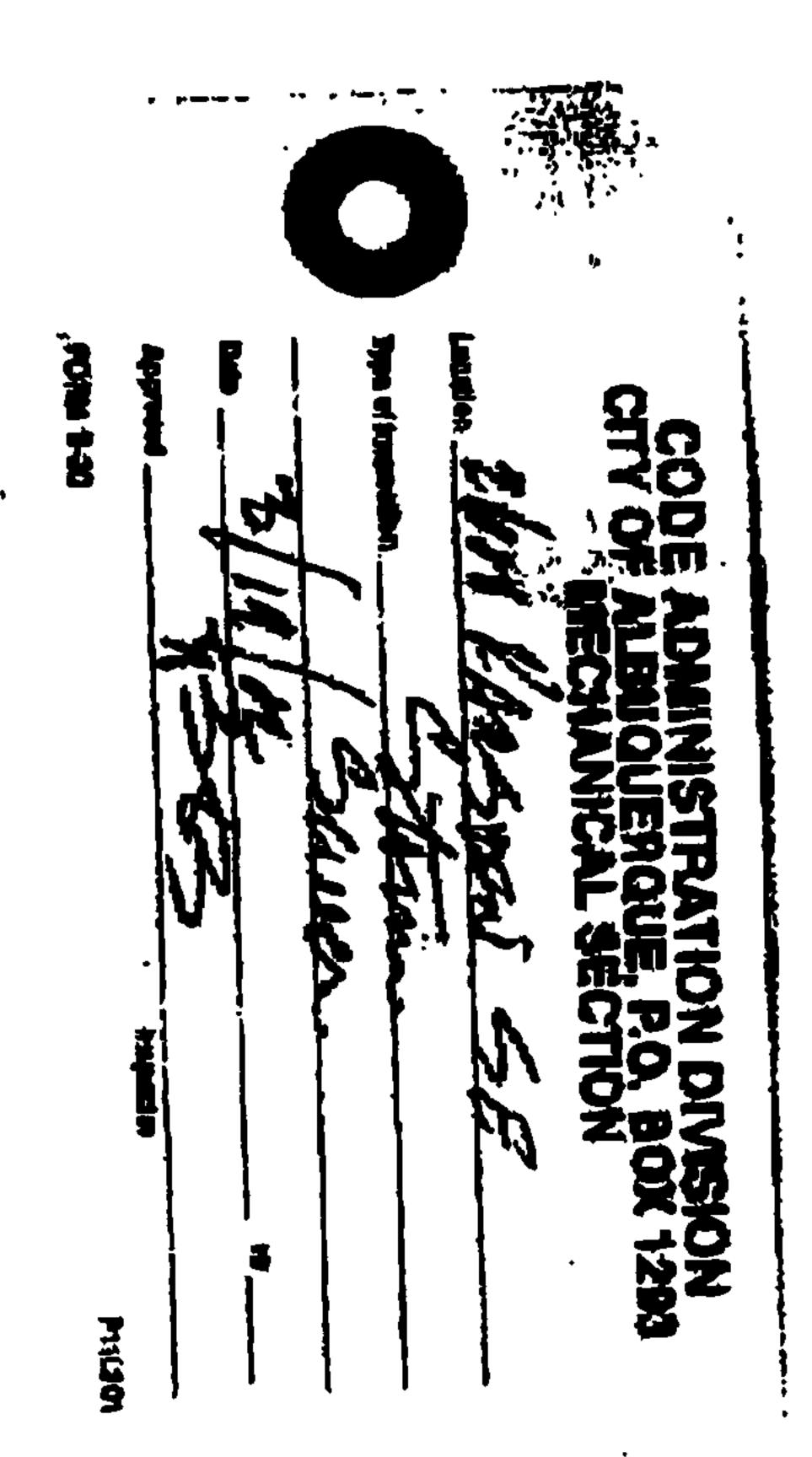
Sincerely,

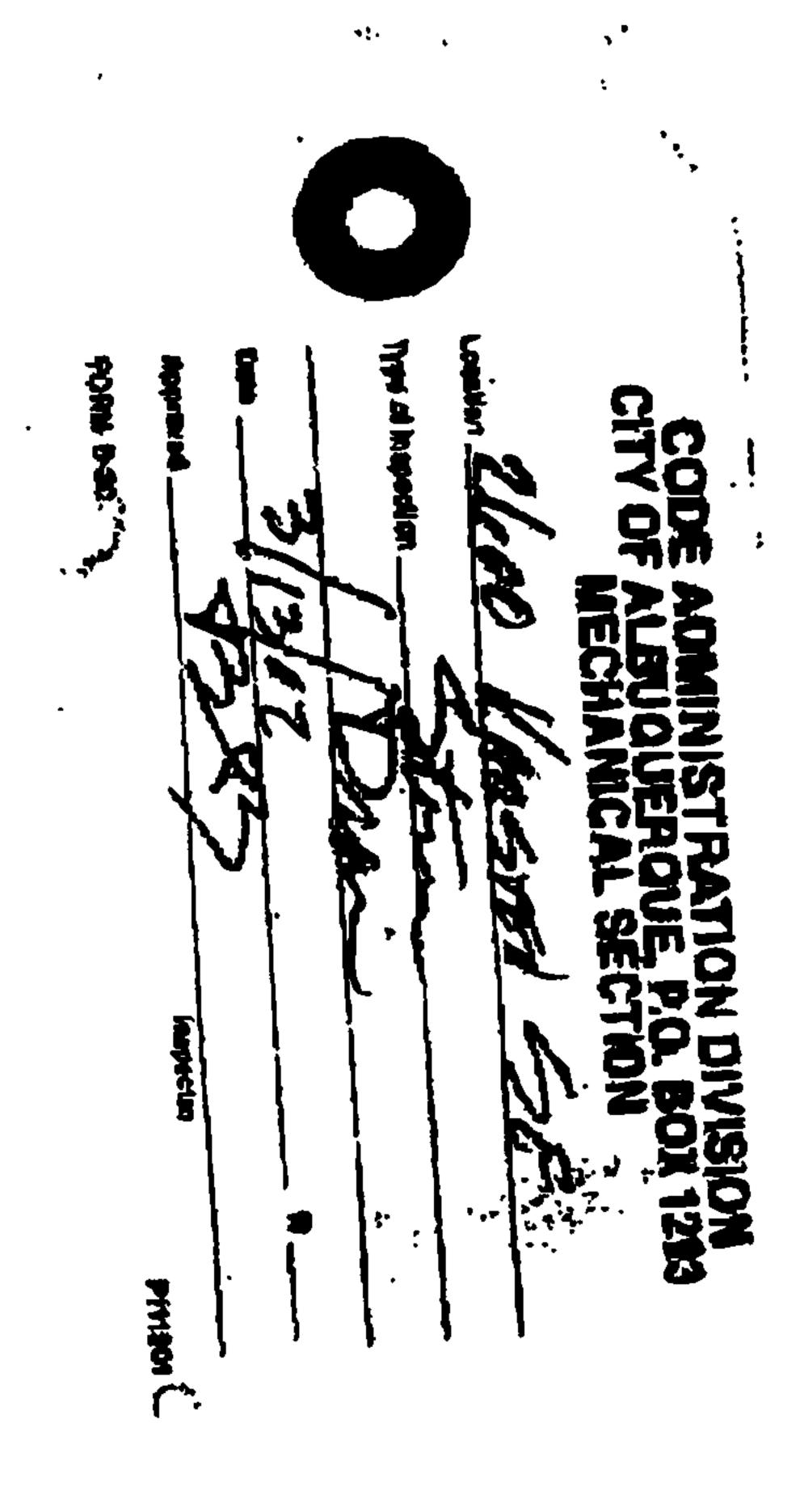
Ancie Saller
Louis Sadler

505-897-4996 **5058310811**

ADVANCED ENG & CONSU ALBUQUERQUE ASPHALT CONDORE CONST CO PAGE 02 PAGE 02 PAGE 01









City of Albuquerque

ALBUQUERQUE, NEW MEXICO 87103

January 24, 2002

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

Grading and Drainage for Lot 5, Broadway Industrial Center Subdivision, Unit 3 Re:

Engineer's Stamp Dated 1-13-02, (M14/D4)

Dear Mr. Biazar,

Based on your facsimile transmittal on 1-23-02, I have reviewed your suggested grades addressing one of my comments in regards to the water blocks at each entrance. On your final submittal, it would be very helpful to indicate the swale with a specific linetype in order facilitate construction and certification. Also, include this type in your legend.

An additional comment has surfaced regarding the placement of the type D inlet. Please move it outside the public SD easement and show any existing pipe in this easement. Until the covenants are supplied to my office, I must withhold judgement on ponds 1 and 2.

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

Sincerely,

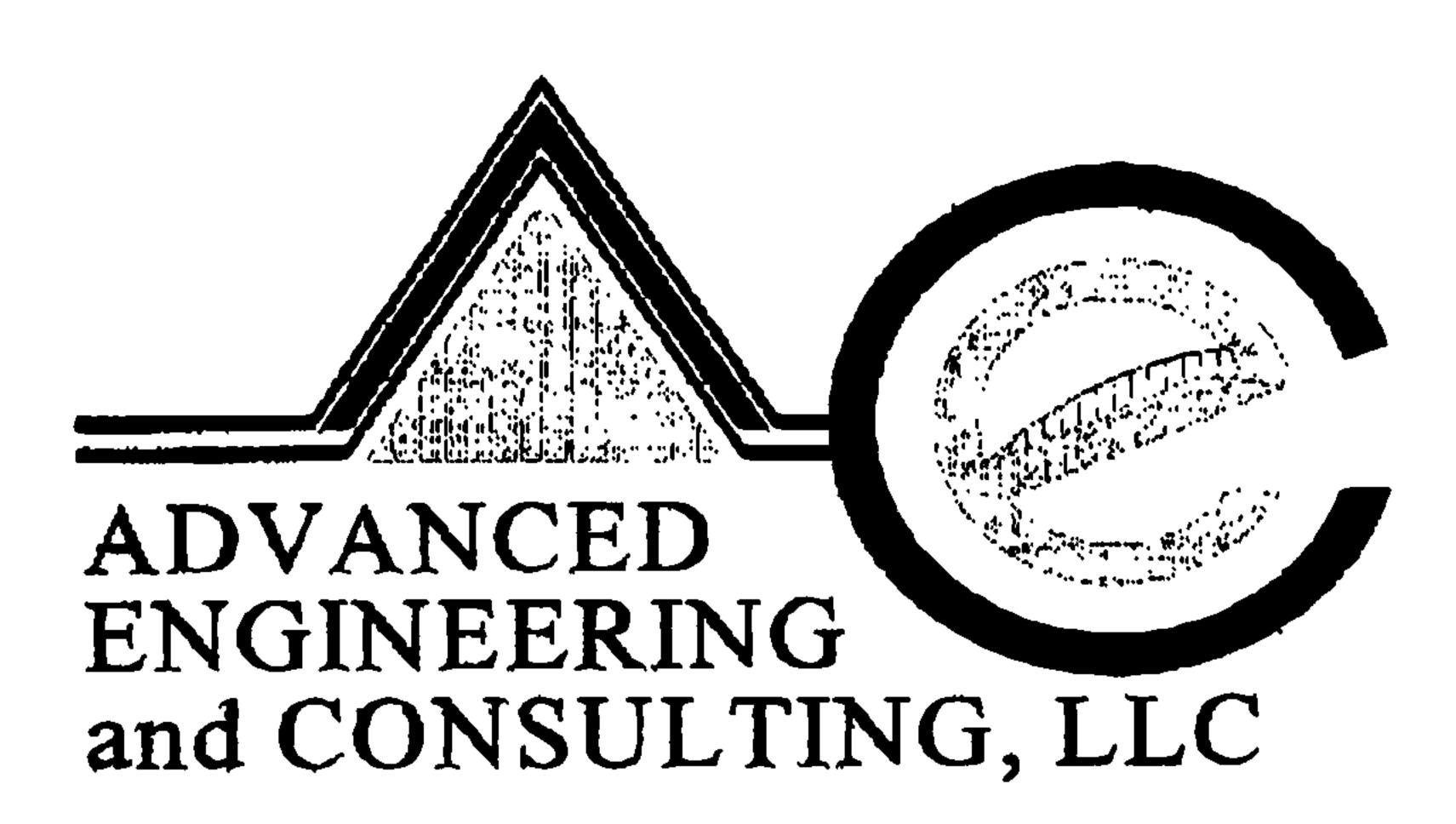
Budly L. Bingham, PE

Sr. Engineer, PWD

Development and Building Services

Terri Martin, Hydrology c: File (2)

10205 Snowflake Ct. NW Albuquerque New Mexico 87114 Phone (505) 899-5570 Fax (505) 897-4996



FACSIMILE TRANSMITTAL

To:	Bradley Bingham, PE Bernalillo County PWD	FAX: 924-3864
		OF (4) PAGES
From:	Shahab Biazar M/4/34A)	
Subject:	City Drainage # M14/D4, Lot 5 Industrial Center Sub.	JN: 200201
Date:	January 23, 2002	

Attached please find detail grades at the entrances for the above mentioned project. As you suggested we have created a water block at the entrance. We added spot elevation lower than the elevation at the end of the return of the entrance to assure that the runoff enters the ponds without getting out of the site. Please let me if this is acceptable so we could resubmit the revised grading plan. The owners are in the process of obtaining the other documents which you have requested.

Should you have any questions regarding this transmittal or any other items pertaining to this project, please do not hesitate to contact our office.



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

January 16, 2002

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

Re: Grading and Drainage for Lot 5, Broadway Industrial Center Subdivision, Unit 3

Engineer's Stamp Dated 1-13-02, (1914-1914)

Dear Mr. Biazar,

Based on your submittal dated 1-14-02, you are not approved for Building Permit until the following comments are addressed:

- A copy of the maintenance agreement for the sanitary sewer & access easement is needed. Also, are you sure Lot 12 will be maintaining this, or do you mean Lot 6?
- Do you have an agreement to grade on Lot 6, just north of your property line? If so, a copy should also be submitted.
- Please address how water will be directed to ponds 2, 3 and 4 without some runoff exiting to Karsten Court? Suggest placing water blocks at site entrances.

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

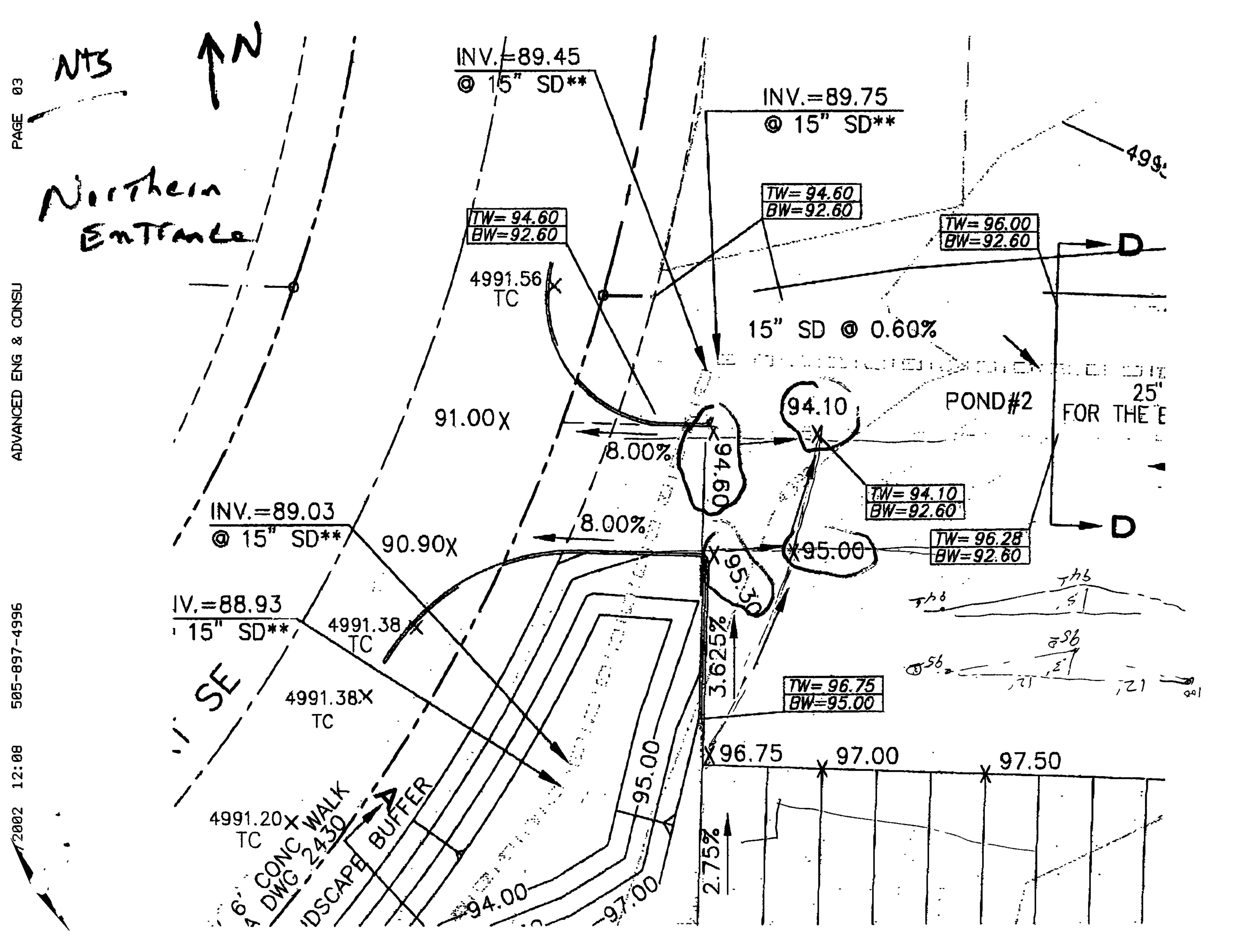
Sincerely, Brank L. Buyh

Bradley L. Bingham, PE

Sr. Engineer, PWD

Development and Building Services

c: Terri Martin, Hydrology File (2)



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Milade's Express DRB #: EPC#:	ZONE MAP/DRG. FILE #:W/4WORK ORDER#:
	TAS A A
LEGAL DESCRIPTION:	Marie
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ONTRACTOR: ()	CONTACT:_
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER AS A PRE-DESIGN CONFERENCE ATTENDED: YES	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL WORK ORDER APPROVAL WORK ORDER APPROVAL OTHER SPECIFYWAY 2 3 2002 HYDROLOGY SECTION
NO COPY PROVIDED 5/22/07	
BY:BY:	
equests for approvals of Site Development Plans and/or Substitute particular nature, location and scope of the proposed develope of the following levels of submittal may be required based 1. Conceptual Grading and Drainage Plan: Required 2. Drainage Plans: Required for building permits, grading 3. Drainage Report: Required for subdivisions containing the submitted of the subdivisions containing the submitted of the subdivisions containing the submitted of the s	on the following: for approval of Site Development Plans greater than five ing permits, paving permits and site plans less than five ing more than ten (10) lots or constituting five (5)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

May 23, 2002

James Clark, Reg. Architect Masterworks Architects 516 Eleventh St. N.W. Albuquerque, NM 87102-1806

Re: Approval of Temporary Certificate of Occupancy (C.O.) for

Bullocks Express, [M14 / D004A]

2600 Karsten S.E.

Architect's Stamp Dated 05/23/02

Dear Mr. Clark:

Based on the information provided on your submittal mailed to this office, dated May 22, 2002, the above referenced project will be approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding procedural concern to be resolved. Enclosed is a copy of the previous letter this office sent in response to your initial submittal for Final C.O. The area which is not yet in compliance with the procedures of our revised review system is highlighted. When site is complete and a Final C.O. is needed, a Letter of Certification (specifically stating "Certification"), stating that the site was built in substantial compliance with the approved plan, needs to be included with your copy of the TCL (only the letter is required this time). For future submittals, a second option that is acceptable is to place a <u>typed</u> or stamped Statement of Certification on the approved TCL copy. Third, Review/Certification documentation submitted to this office needs to be addressed to a representative of this office.

When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Legally, it is <u>the designer's</u> responsibility to submit, revise and sign off for all aspects of the building/permitting process up to and including the issuance of the Final Certificate of Occupancy for Transportation-Hydrology.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora, Commercial Plan Checker Development and Building Services

Planning Department

c: Engineer Hydrology file Mike Zamora

Navalare 22 May 2002 Project 0211

Sadler Southwest, Ltd. P.O. Box 21640 Albuquerque, NM 87154-1640

Re:

Bullocks Express

2600 Karsten Court SE Albuquerque, New Mexico

Dear you: Address to this office

I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements.

My observation reveals that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan dated 26 March 2002.

Two field changes are noted which do not alter the requirements of the TCL:

a. The trailer landing pad width for 53' trailers was increased by 3';

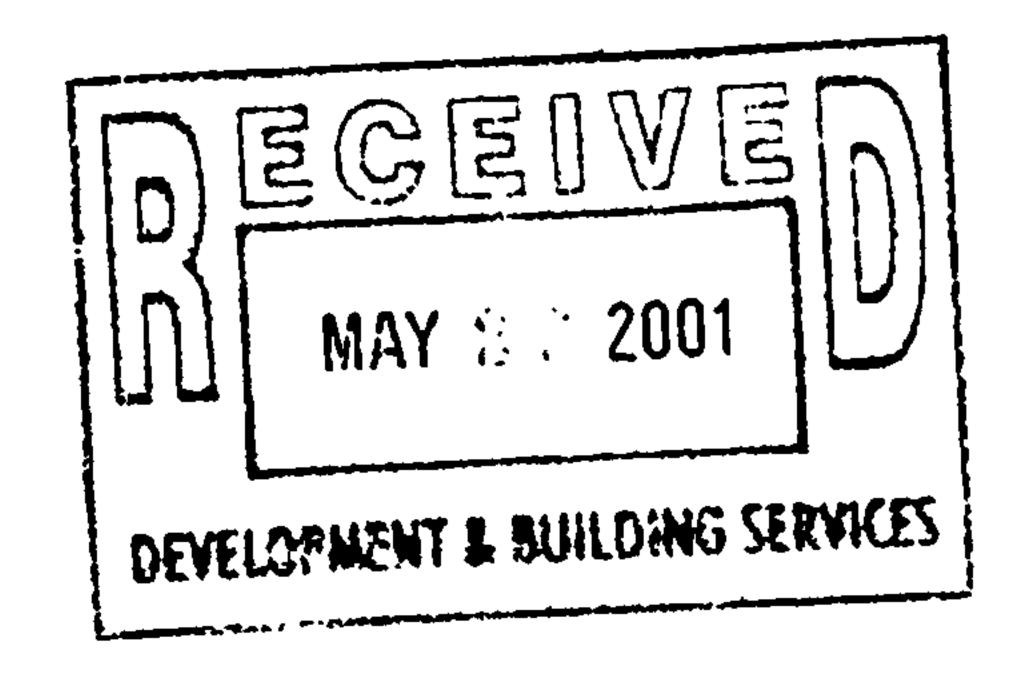
b. The fence at the south truck entrance gate was changed to a concrete wall.

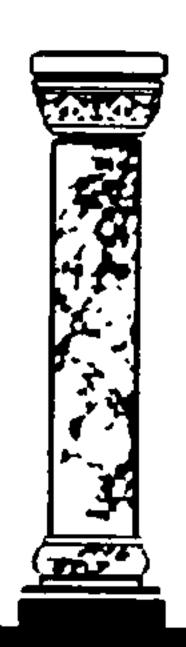
If you need any additional information, please call.

Sincerely,

James B. Clark, RA Vice President

JAMES BENJAMIN CLARK, III
1047





MASTERWORKS ARCHITECTS, INC

RETURN TO THE STANDARDS OF THE MASTER BUILDERS



MEMO

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3Y: Jun vo	ice 505-242-1866	/ Fax 505-242-180	CC: Sao	Cer South west. File masterworksarchitects.com

LO May 2002 Project 0211

annent Dut Needed

Sadler Southwest, Ltd. P.O. Box 21640 Albuquerque, NM 87154-1640

Re:

Bullocks Express

2600 Karsten Court SE Albuquerque, New Mexico

Dear Lou:

I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements.

My observation reveals that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan dated 26 March 2002.

Two field changes are noted which do not alter the requirements of the TCL:

a. The trailer landing pad width for 53' trailers was increased by 3';

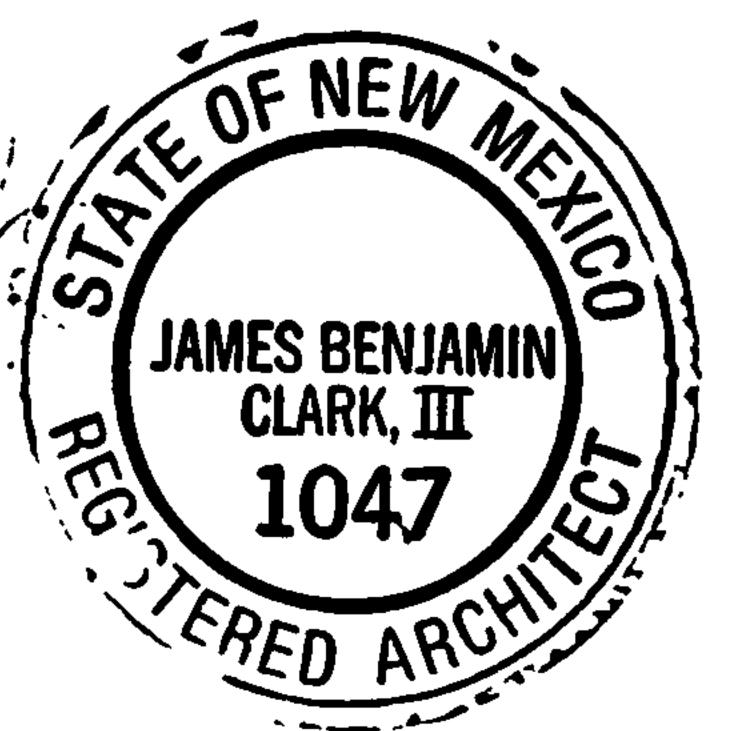
b. The fence at the south truck entrance gate was changed to a concrete wall.

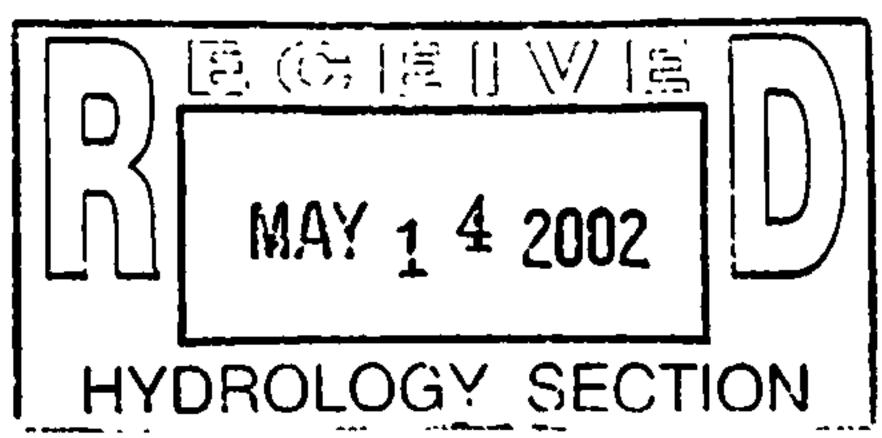
If you need any additional information, please call.

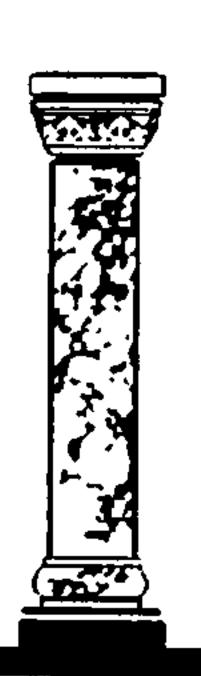
Sincerely,

James B. Clark, RA

Vice President







MASTERWORKS ARCHITECTS, INC



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

January 16, 2002

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

Re: Grading and Drainage for Lot 5, Broadway Industrial Center Subdivision, Unit 3

Engineer's Stamp Dated 1-13-02, (3414/154)

Dear Mr. Biazar,

Based on your submittal dated 1-14-02, you are not approved for Building Permit until the following comments are addressed:

- A copy of the maintenance agreement for the sanitary sewer & access easement is needed. Also, are you sure Lot 12 will be maintaining this, or do you mean Lot 6?
- Do you have an agreement to grade on Lot 6, just north of your property line? If so, a copy should also be submitted.
- Please address how water will be directed to ponds 2, 3 and 4 without some runoff exiting to Karsten Court? Suggest placing water blocks at site entrances.

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

Sincerely, Bradh L. Bugh

Bradley L. Bingham, PE

Sr. Engineer, PWD

Development and Building Services

c: Terri Martin, Hydrology File (2)?



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 4, 2002

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

Broadway Industrial Center Subdivision Grading and Drainage Plan Re:

Engineer's Stamp Dated 1-24-02, (M14/D4)

Dear Mr. Biazar,

Based on the information submitted on 1-24-02, the above referenced plan is approved for Grading Permit, SO-19 Permit, and Building Permit.

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

A separate permit is required for construction within city R/W. A copy of this approval letter must be on hand when applying for this permit.

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

Sincerely,

Leslie Romero

Engineering Associate, PWD

Development and Building Services

Pam Lujan c: Terri Martin, Hydrology File.(2)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

June 7, 2002

James Clarke, Registered Architect Masterworks Architects Inc. 516 Eleventh St. N.W. Albuquerque, NM 87102-1806

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Bullocks Express, [M14 / D004A]

2600 Karsten S.E.

Architect's Stamp Dated 05/29/02

Dear Mr. Clarke:

The TCL / Letter of Certification submitted on May 29, 2002 is sufficient for acceptance by this office for Final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

- When the superintendent of this project calls for a Temporary (Temp) C.O. immediate issuance is no longer possible at the time of the call. An acceptable copy of the stamped, signed approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of the Temp C.O. The Temp C.O. was issued--this time only--without a marked up TCL, since the Final C.O. being sought was not granted. Letter or TCL, or both, must be stamped with the designer's seal for that certification.
- When the site is complete and a Final C.O. is needed (after the designer-of-record has previously submitted and received a Temp C.O.) a entirely new Letter of Certification, stating (including the word "Certify/Certification") that the site was built in substantial compliance, is needed. This is to be attached to your <u>exact copy</u> of the stamped, approved TCL. An unstamped, unsigned site plan identical to the approved TCL is acceptable, however, additional time will be required to compare and verify the copy before issuing the Final C.O. DRB Site Plans must be <u>exact</u> copy, with DRB signature block. Letter or TCL/DRB Site Plan, or both, must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal.

All TCL/Certification documentation must be submitted with a <u>FULLY</u> completed <u>Drainage and Transportation Information Sheet</u> (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building. This allows contact with the appropriate parties needing to be kept aware of the status of the project.

Sincerely,

Mike Zamora, Commercial Plan Checker Development and Building Services

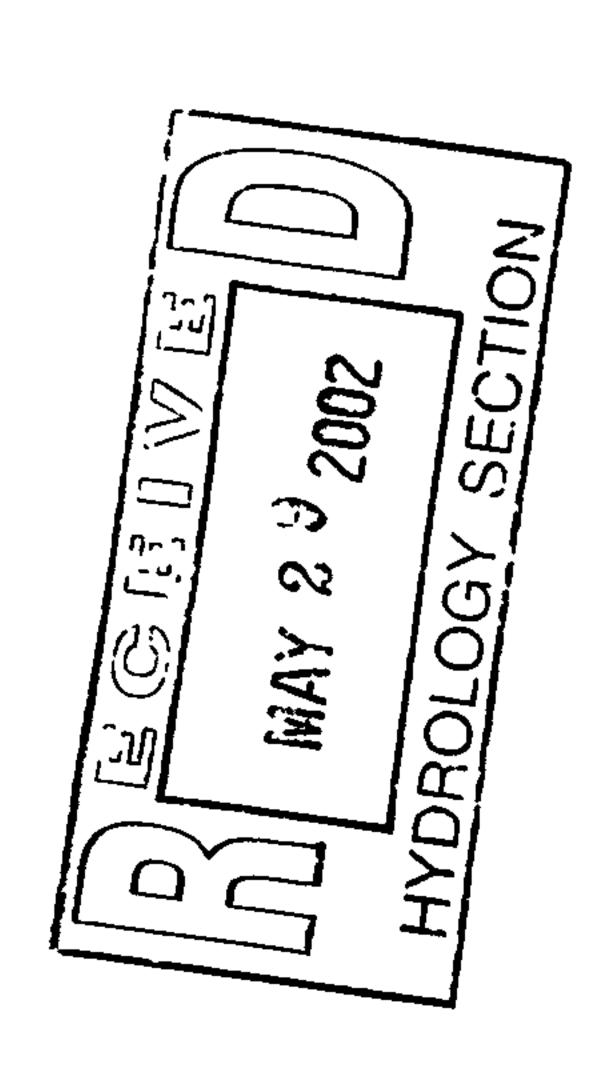
Planning Department

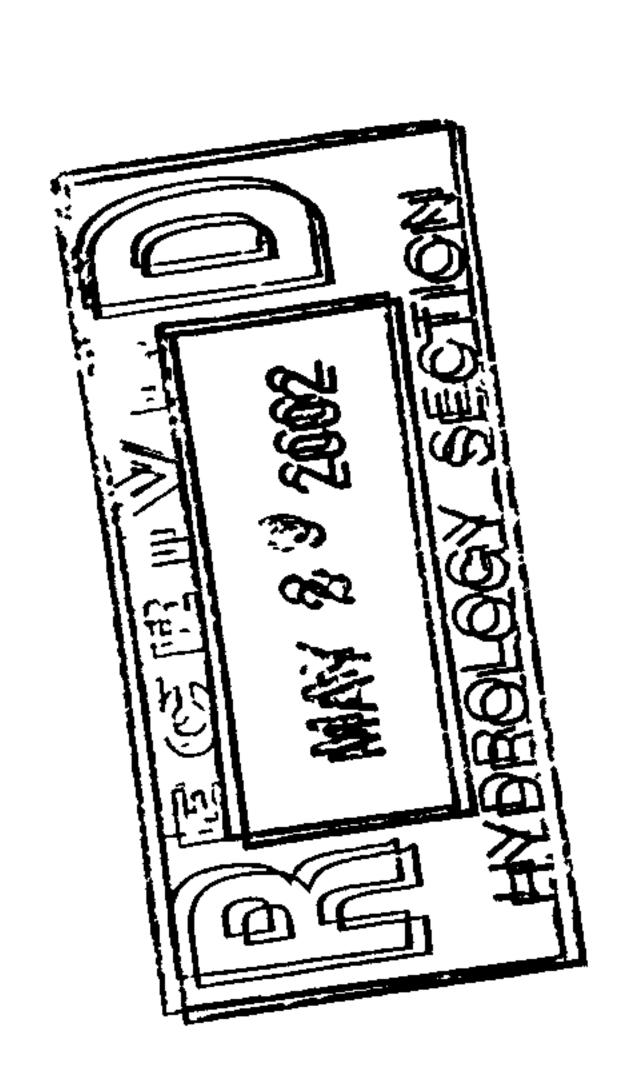
c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

ROJECT TILE: RB #:	Bullocks fex	28ESS C#:	ZONE MAP/DE WORK ORDER	RG. FILE #: M14/D4A
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EGAL DESCRIPTION				
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ADDRESS:	5/4 Eleven	12. 27. W.U	PHONE	CT: Janes Clarke
CITY, STATE	_City		ZIP CO	
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e of the following land 1. Conceptual 2. Drainage P. 3. Drainage R.	evels of submittal may I Grading and Draina lans: Required for build	be required based ge Plan: Required ding permits, gradi	opment defines the deformation the following: for approval of Site Devo	cern panied by a drainage submittage of dialriage details one or dialriage details one or nits and site plans less than five (5) ts or constituting five (5) acres or
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Mike Zamora, Commercial Plan Checker Development and Building Services Planning Department City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Re:

Letter of Certification (Revised)

Project:

Bullocks Express

2600 Karsten Court SE Albuquerque, New Mexico

Contractor: Sadler Southwest, Ltd.

P.O. Box 21640

Albuquerque, NM 87154-1640

Dear Mr. Zamora:

I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements.

My observation reveals that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan dated 26 March 2002.

Two field changes are noted which do not alter the requirements of the TCL:

a. The trailer landing pad width for 53' trailers was increased by 3';

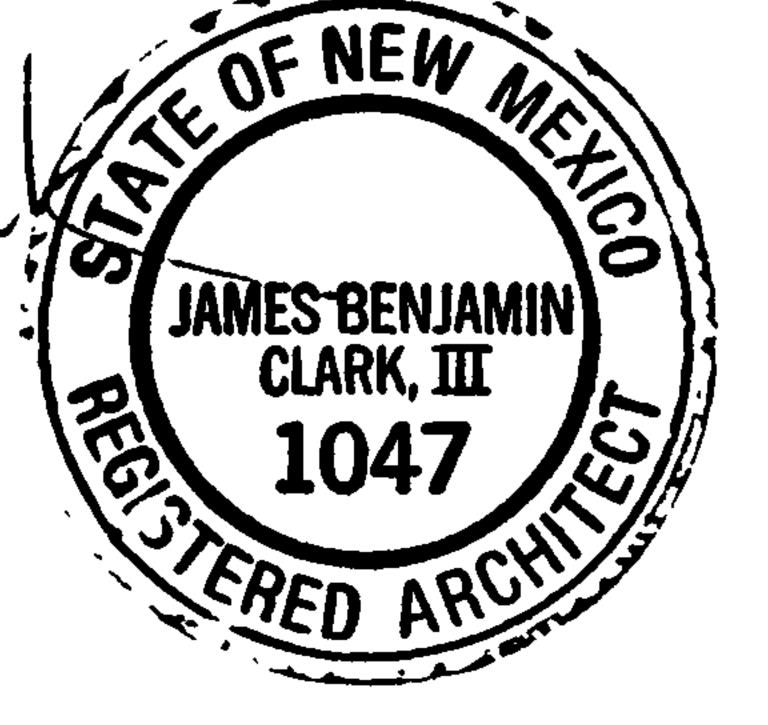
b. The fence at the south truck entrance gate was changed to a concrete wall.

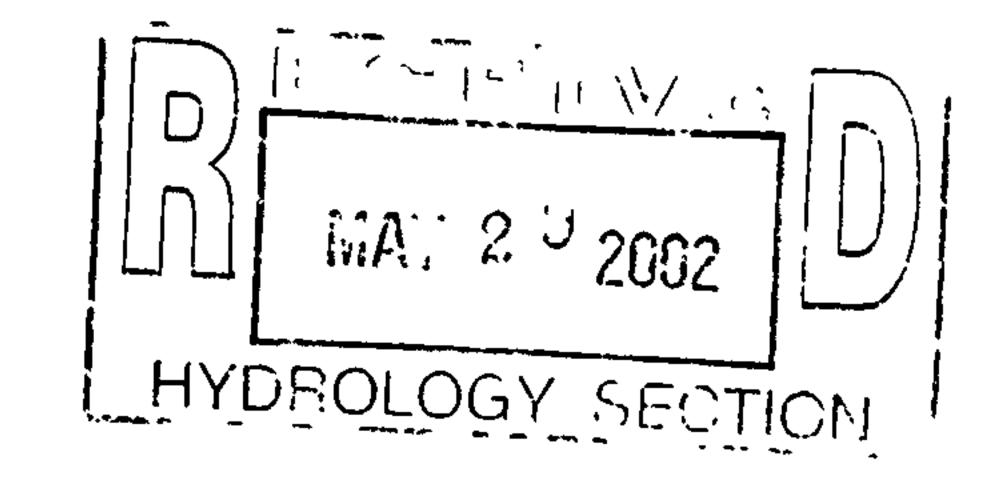
If you need any additional information, please call.

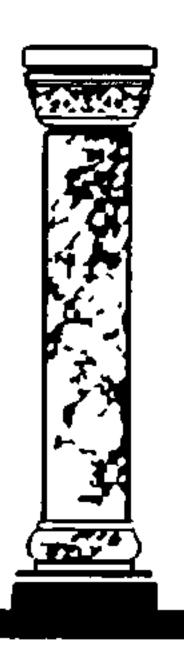
Sincerely,

James B. Clark, RA

Vice President







MASTERWORKS ARCHITECTS, INC

RETURN TO THE STANDARDS OF THE MASTER BUILDERS

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

N SHEET

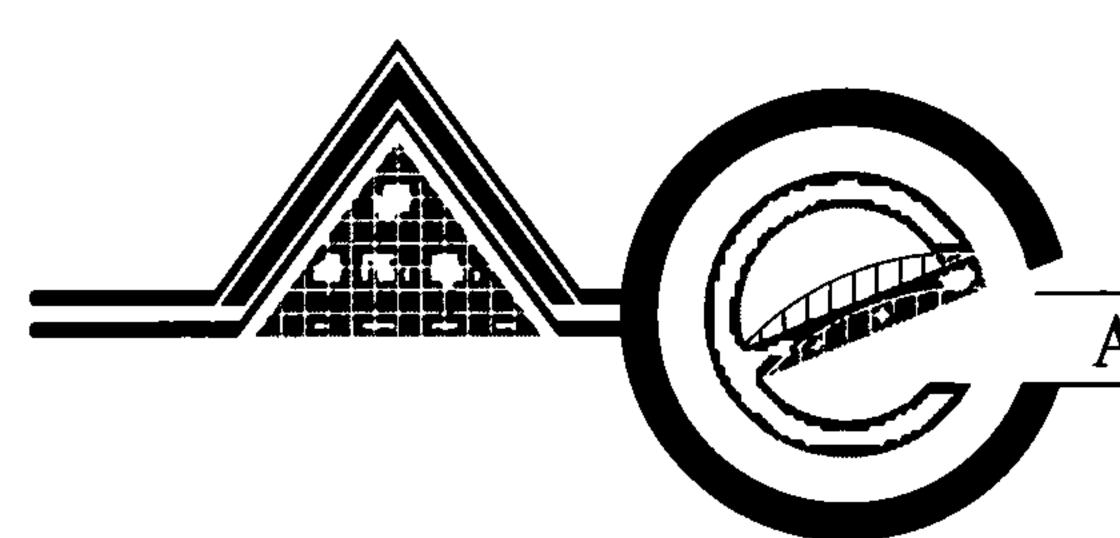
M14/D4

ZONE ATLAS/DRG. FILE #: M14/D4

PROJEC1	TITLE: LOT 5, BROADWAY INDUSTRIAL CENTER SUBDIVISION,	NIT 3 ZONE ATLAS/DRG. FILE #:	M14 / D4
DRB #:	EPC #:	WORK ORDER #:	
LEGAL D	ESCRIPTION: LOT 5, BROADWAY INDUSTRIAL C	ITER SUBDIVISION, UNIT 3	
CITY ADD	RESS: 2600 Karsten Ct. SE		-
	RING FIRM: Advanced Engineering and Consulting, LLC	CONTACT: Shahab Biaza	
	DDRESS: 10205 Snowflake Ct. NW /, STATE: Albuquerque, New Mexico	PHONE: (505) 899-55 ZIP CODE: 87114	70
OWNER:		CONTACT:	······································
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<u> </u>	DRAINAGE PLAN	PRELIMINARY PLAT A	PPROVAL
 	CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SU	3'D. APPROVAL
<u> </u>	GRADING PLAN	S. DEV. PLAN FOR BLI	DG. PERMIT APPROVAL
	EROSION CONTROL PLAN	SECTOR PLAN APPRO	VAL
	ENGINEER'S CERTIFICATION (HYDROLOGY)	FINAL PLAT APPROVA	L
	CLOMR / LOMR	FOUNDATION PERMIT	APPROVAL
······	TRAFFIC CIRCULATION LAYOUT (TCL)	X BUILDING PERMIT APP	PROVAL
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· · · · · · · · · · · · · · · · · · ·	ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)	CERTIFICATE OF OCC	UPANCY (TEMP.)
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MAC A DE	TO DECION CONCEDENCE ATTENDED.		11 11
YAQ A PI	RE-DESIGN CONFERENCE ATTENDED:	JAII 2	4 2002
~	YES		
X	NO.	HYDROLOG	Y SECTION
	COPY PROVIDED		
DATE SUI	BMITTED: 01 / 24 / 02	BY: Shahab Biazar, P.E.	
			

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

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



ADVANCED ENGINEERING and CONSULTING, LLC

Consulting
Design
Development
Management
Inspection
Surveying

January 24, 2002

Mr. Bradley L. Bingham, P.E. Sr. Engineer, PWD
Development and Building Services
600 Second Street NW
Albuquerque, New Mexico 87102

RE: REVISED GRADING PLAN-FOR LOT 5, BROADWAY INDUSTRIAL CENTER,

UNIT 3 (M14/194)

Dear Mr. Bingham:

This letter is in response to your comments sent dated January 16 and 24, 2002 for the above mentioned project:

- 1. Copy of the maintenance agreement for the sanitary sewer and access easement is attached. Attached also please find letters from the owner of Lot 12 regarding the access and maintenance of the easement.
- 2. A letter of authorization has been obtained from the owner of Lot 6 allowing us to graded the swale along the northerly boundary line.
- 3. A water block has been placed per your request. Center line of swale has been shown to the plan. The swale line also is added to the legend. The storm sewer inlet has been moved outside the storm sewer easement. The existing 48" storm sewer pipe is shown on the plan. The SO-19 was added for the purposes of adjusting the rim of an existing storm sewer manhole.

Please contact me if there are any questions or concerns regarding this submittal.

man of the same of

Shahab Bjazar, P.E.



THIRD AT COAL P.O. BOX 27560 ALBUQUERQUE, N.M. 87125



PHONE: (505) 248-1688

FAX: (505) 248-1705

January 24, 2002

Mr. Louis Sadler Sadler Southwest Ltd. PO Box 21640

Via Facsimile: (505) 856-1293

Albuquerque, NM 87154-1640

Re Private utility easement, Lot 5, Unit 3, Broadway Industrial Center

Dear Mr. Sadler:

Please allow this correspondence to serve as written acknowledgement of maintenance responsibility for Lot 12, Unit 3, Broadway Industrial Center. As outlined in paragraph 6.2 of the recorded Declaration of Covenants, Conditions and Restrictions for Broadway Industrial Center each Owner of a Lot within the subdivision shall be responsible for the maintenance of its Lot to include the maintenance and repair of any utility lines which service said Lot. As further outlined on the recorded plat of the subdivision, the Owner of Lot 12, Unit 3 Broadway Industrial Center is responsible for the maintenance of the private utilities benefiting said Lot. Said private utilities are constructed within a twenty-five foot easement located upon Lot 5, Unit 3 Broadway Industrial Center.

Broadway Development Co., LLC is the Owner of Lot 12, Unit 3 Broadway Industrial Center. Broadway Development Co. LLC, by evidence of this correspondence, hereby acknowledges its utility maintenance responsibility as outlined above.

Should you have any questions or require further documentation, please do not hesitate to contact me. It continues to be a pleasure to work with you and your firm.

Sincerely,

Broadway Development Co., LLC

Rhett Waterman

FAX: (505) 248-1705



THIRD AT COAL P.O. BOX 27560 ALBUQUERQUE, N.M. 87125



PHONE: (505) 248-1688

January 24, 2002

Mr. Lonis Sadler Sadler Southwest Ltd. PO Box 21640 Albuquerque, NM 87154-1640

Via Facsimilie: (505) 856-1293

Re: Private Utility and Access Easement, Lot 5, Unit 3, Broadway Industrial

Dear Mr. Sadler:

Please allow this correspondence to serve as written confirmation of the intentions regarding the above referenced access easement. Presently Lot 12, Unit 3 Broadway Industrial Center has a right of access across a twenty-five foot casement through the northern portion of Lot 5, Unit 3 Broadway Industrial.

Broadway Development Co., LLC, as Owner of the above referenced Lot 12, has agreed to vacate its right of access through the above referenced Lot 5 within Broadway Industrial Center. Broadway Development Co., LLC has engaged Mark Goodwin & Associates as its agent to formalize said vacation through the recordation of an updated plat reflecting the same.

Should you have any questions or require further documentation, please do not hesitate to contact me. It continues to be a pleasure to work with you and your firm.

Sincerely.

Broadway Development Co., LLC

Rhett Waterman

DECLARATION OF COVENANTS,

CONDITIONS AND RESTRICTIONS

FOR

BROADWAY INDUSTRIAL CENTER

Judy D. Woodward Bern Co. DEC R 71 88 8k-9828 Pg-5015

The work of constructing any building on any part of the Property shall be substantially completed within one (1) year from the commencement thereof unless extended by the Declarant/Design Review Committee based on good cause.

5.6 Signage

All signage is subject to review and approval by the Declarant/Design Review Committee in the same manner as other submittals. The following requirements shall apply to all signage:

- 5.6.1 Soft up-lighting or back-lighting may be used when appropriate.
- Signage shall be limited to identification wall signs mounted on the sides of structures which do not protrude above the roof ridge line and entry identification ground signage located on Street entrances.
- 5.6.3. Lots which abut Interstate 25 may, with the approval of the Declarant/Design Review Committee, install additional signage, including billboard signage.

ARTICLE VI

MAINTENANCE OF COMMON AREAS AND FACILITIES

6.1 Declarant's Maintenance Responsibility

Until such responsibilities are assigned to the Association, the Declarant shall maintain and repair all Common Areas and facilities located on the Property, which Common Areas shall include all natural arroyo areas, parks, and all special landscaped areas. Such maintenance and repair may include:

- Cleaning, maintenance, and relamping of any external lighting fixtures, except such fixtures which are the property of any utility or governmental body;
- Performance of necessary maintenance of all landscaping as required within the Common Areas including the trimming, watering, and fertilization of all grass, groundcover, shrubs and trees, removal of dead or waste material; and replacement of any dead or diseased grass, groundcover, shrubs, or trees;

F:\clients\1000\1785\025\docs\19981216Covenant7.agr\rm Judy D. Hoodward Bern Co DEC R 71.98

19981668/3 5157299 Page 17 of 33 12/29/1998 10-21A R 71.98 Ek-9828 Pg-5015 The removal of trash and rubbish within the Common Areas;

SADL

- The cleaning, maintenance, and repair of all concrete terrace drains within the Common Areas or contiguous to Streets within the Property, which are not otherwise located upon a Lot and thereby the responsibility of an Owner or Occupant pursuant to Section 6.3;
- Maintenance of general public liability insurance for the benefit of Declarant and all Owners and Occupants against claims for bodily injury, death, or property damage occurring on, in, or about the Common Areas, but not within any Streets or other publicly owned property or any Lot or Improvement thereon or within any other area within the exclusive control of any Owner or Occupant.

6.2 Owner's Maintenance Responsibility

Each Owner of a Lot shall be responsible for the maintenance of its Lot and the Improvements constructed thereon, including the maintenance and repair of any utility lines which service said Owner's Lot and/or Improvements.

6.3 Maintenance by Association

At such time as Declarant assigns its maintenance responsibilities for the Common Areas to the Association, the aforesaid maintenance responsibilities shall be delegated to the Association. The Association shall recover its costs and expenses of such maintenance from the Owners through assessments pursuant to Article VII.

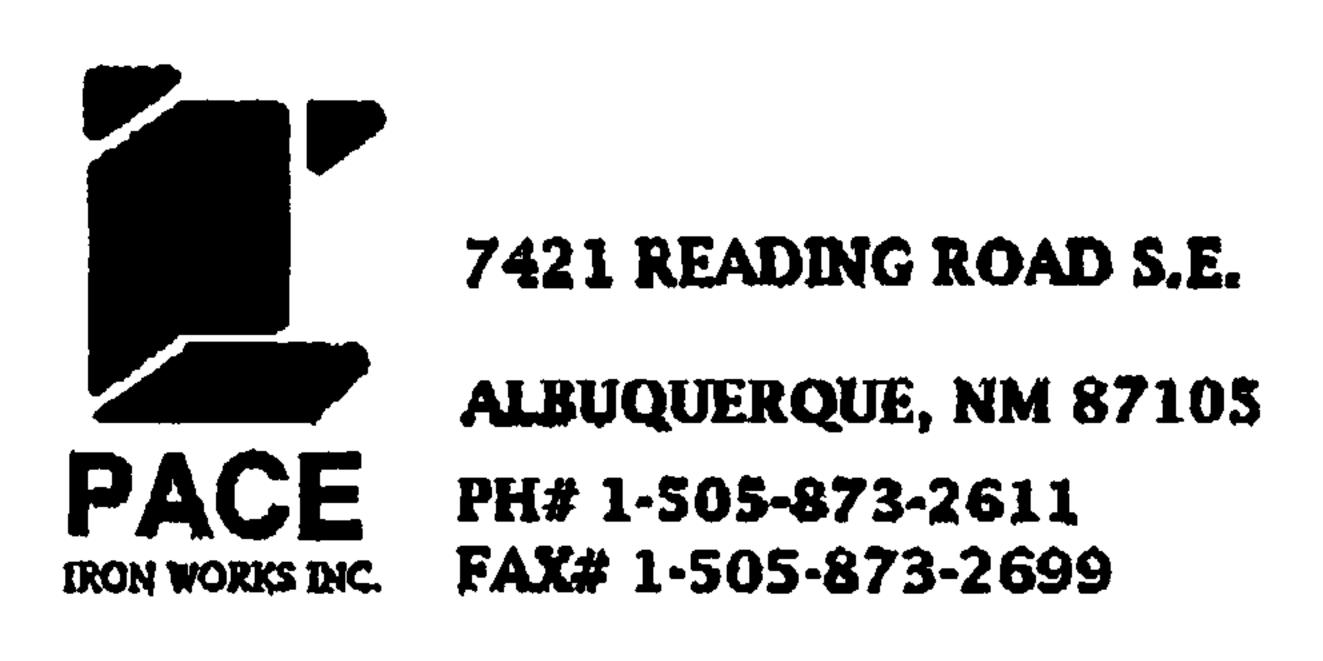
ARTICLE VII

ALLOCATION OF COMMON AREA MAINTENANCE, INSURANCE AND ADMINISTRATIVE COSTS AND PROPERTY TAXES

7.1 Allocation of Common Area Expenses

The cost of maintaining the Common Areas and facilities and all real property taxes attributable to the Common Areas, if any, and the insurance and administrative costs for the Association (collectively "Common Area Expenses") shall be allocated pro rata based upon gross Lot square footage among all of the Owners of Lots

F:\Slients\1000\1785\025\docs\19981216Coviludy D. Woodward Sern Co. DEC R 71 00 8k-9820 Po-sole



January 23, 2002

To: Sadier Southwest Ltd.

Attn: Lou (Fax 856-1293)

Re: Lot 6, Broadway Industrial Park, Unit 3

We hereby grant Sadler Southwest Ltd. permission to grade the southern part of Lot 6, Unit 3, Broadway Industrial Park and relocate the temporary drainage swell that serves Lot 5 and Lot 6. If you have any questions please call me at 873-2611.

Sincerely,

J.T. (Tom) Reilly, Jr. - Parmer/Owner



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

March 26, 2002

James B. Clark III, Registered Architect 516 11th Street NW Albuquerque, NM Albuquerque, NM 87102-1806

Re:

Traffic Circulation Layout (FCL) Submittal for Building Permit Approval for

Bullocks Express, [M14/D4A]

2600 Karsten Court SE

Architect's Stamp Dated 3-25-02

Dear Mr. Clark:

The TCL submittal, dated March 26, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed <u>Drainage Information Sheet</u> (also used for the Grading and Drainage submittal) 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 Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Mike Zamora

Commércial Plan Checker

Development and Building Services

Public Works Department

C:

Engineer Hydrology file

Mike Zamora

ZND SUBMITAL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: BULLOCKS & APRESS DRB #: EPC#:	ZONE MAP/DRG. FILE #: M14 WORK ORDER#:
LEGAL DESCRIPTION: LOT 5 BRUKDWAY TADO CITY ADDRESS: 2000 KARS PEN CT. SE.	STRIBL CTR. UNIT 3
ENGINEERING FIRM: ADVANCED ENGINEERING. ADDRESS: P.O. BOX 600 67098 CITY, STATE: ALBO	CONTACT: SHAHAB BRAZIER_ PHONE: 8-99-5570 ZIP CODE: 67098
OWNER: BULLDEKS EXPRESS ADDRESS: 2350 AZTEC RD NE CITY, STATE: £7/07	CONTACT: BELCE BULLOCK PHONE: FF9-0220 ZIP CODE:
ARCHITECT: MASTERIALICS ARCHITECTS ADDRESS: 3/4/1/2010) CITY, STATE: ALBQ	CONTACT: CLARK PHONE: 242-1846 ZIP CODE: 87102-1806
SURVEYOR: SHOWE AS EACH CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: SADLER SOUTHILEST & LT. ADDRESS: P.O. Boy 2/640 CITY, STATE: ALBO N.M. 87154-169	CONTACT: LOW SADLER # PHONE: 856-7939-8-6-9 ZIP CODE: 321-9005
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	MAR 2 6 2002 HYDROLOGY SECTION
DATE SUBMITTED: 83/24/03 BY:	Low SADLER
Requests for approvals of Site Development Plans and/or Subd The particular nature, location and scope ot the proposed deve more of the following levels of submittal may be required based	lopment defines the degree of drainage detail. One or

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

4 App 64) 3/24/62 - Lou Sadler C'd j & - logged in

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

more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

May 15, 2002

Jim Clark, Reg. Architect Masterworks Architects 516 11th St. N.W. Albuquerque, NM 87102-1806

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Bullocks Express Warehouse, [M14 / D004A]

2600 Karsten S.E. No Architect's Stamp

Dear Mr. Clark:

The TCL / Letter of Certification submitted on May 14, 2002 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

Letter and/or TCL in Certification package must be stamped with the designer's seal, signed and dated for that certification. All documentation must be submitted with a completed <u>Drainage and Transportation Information Sheet</u> on every submittal, (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center.

Sincerely,

Mike Zamora, Commercial Plan Checker

Development and Building Services

Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

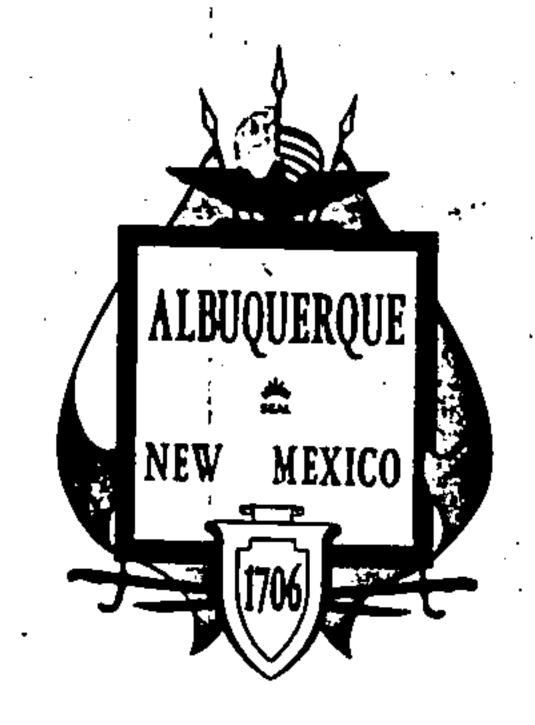
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CITY, STATE: AL	2. 30× 67098	PHONE: 899	
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ADDRESS: 2600	O KARSTEN CY. SE.	PHONE: 1-800	233 (1221
CITY, STATE:	BQ NM.	ZIP CODE:	227726
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CITY STATE: 220	1196 ST. NW.	PHONE:ZYZZ ZIP CODE:£7/02	1866
CITY, STATE:	ALOG N.M.	ZIP CODE: <u>\$7/0</u> 2	-1806
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CITY, STATE:		PHONE:	
		ZIP CODE:	
CONTRACTOR: SADLER	- SOUTKWEST LTD	CONTACT: Louis	A-DIED
ADDRESS: P.O.	Box 2-1640	PHONE: 856-79	739
CITY, STATE: AL	139 N.U.	ZIP CODE: 8-715	
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Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five 2. Drainage Plans: Required for building pormits, grading parmits.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

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

5/16/02 - C.O. Diss'd; Sent letter & "letter : 5/16/62; _ - lagged in



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

March 21, 2002

James Clarke, Reg. Architect Masterworks Architects, Inc., 516 Eleventh St. N.W. Albuquerque, NM 87102-1806

Re:

TCL Submittal for Building Permit Approval for

Bullocks Express Freight Terminal Building - [M14 / D004A]

2600 Karsten S.E.,

Architect's Stamp Dated 07/02/02

Dear Mr. Clarke:

The location referenced above, dated March 12, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached <u>PRELIMINARY</u> TCL checklist, and red-lined TCL markup with comments. Completion of some comments will allow further evaluation of that concern.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies.

Sincerely,

Mike Zamora, Commercial Plan Checker Development and Building Services Public Works Department

Engineer
Hydrology file
Mike Zamora

DRAINAGE COVENANT# 6 10 28

M-14/D004A

This Drainage Covenant, between <u>Broadway Development LLC</u> ("Owner"), whose address is <u>P.O. Box 10005</u>, <u>Albuquerque</u>, <u>NM 87184</u>, and the City of Albuquerque, New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. Owner is the owner of certain real property described as:

*Lot 7 Broadway Industrial Center Unit 3 within projected section

*28, 29, 32 & 33 Township 10 North, Range 3 East, NMPM City of

Albuquerque.

in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information)

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain Drainage Facilities on the Property, and the parties wish to enter into this Agreement to establish the obligations and responsibilities of the parties.

2. <u>Description and Construction of Drainage Facilities</u>. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standards, plans and specifications approved by the City pursuant to Drainage File No. <u>M-14, D-12</u>:

Broadway Industrial Center Unit 3 revision to the Grading and Drainage Master Plan, Specificly the Pend on Let 7 as shown

There on,

The Drainage Facility is more particularly described in the attached Exhibit A.

The Owner will not permit the Drainage Facility to constitute a hazard to the health or

safety of the general public.

- 3. <u>Maintenance of Drainage Facility</u>. The Owner will maintain the Drainage Facility at Owner's cost in accordance with the approved Drainage Report and plans.
- 4. <u>City's Right of Entry</u>. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.
- 5. <u>Demand for Construction or Repair</u>. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility



1999999114 5250629 Page: 1 of 6 97/09/1999 82:12P R 17.00 Bk-9909 Pg-9878

- within 30 days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.
- 6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.
- 7. <u>Liability of City for Repair after Notice or as a Result of Emergency</u>. The City shall not be liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.
- 8. Indemnification. Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 9. <u>Cancellation of Agreement and Release of Covenant</u>. This Agreement may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer, or his designee, and the approval of the City Hydrologist must be endorsed thereon.
- 10. <u>Assessment</u>. Nothing in this agreement shall be construed to relieve the Owner, his heirs, assigns, and successors from an assessment against Owner's Property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

R 17.88

-2-

11. <u>Notice</u>. For purposes of given formal written notice to the Owner, Owner's address is:

Broadway Development LLC
P.O. Box 10005
Albuquerque, NM 87184

Notice may be given to the Owner either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three days after the notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by given written notice of the change by Certified Mail, return receipt requested, to the City Public Works Department, P.O. Box 1293, Albuquerque, New Mexico, 87103.

- 12. <u>Term.</u> This Agreement shall continue until terminated by the City pursuant to Section 9 above.
- 13. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner said forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running the Owner's Property until released by the City.
- 14. <u>Entire Agreement</u>. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understanding, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.
- 15. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
- 16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

-3-

17. <u>Captions</u>. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning of construction of any of its provisions.

CITY OF ALBUQUERQUE:	OWNER:
By:	By: Ded thousens. Its: Management
Dated: Land Control of the Control o	Dated: <u>4//4/52</u>
APPROVED: 7/7/99 Director Public Works Dept. CITY'S AC	REVIEWED BY: 7/7/99 City Engineer 7/2/99 CKNOWLEDGMENT
STATE OF NEW MEXICO) ss COUNTY OF BERNALILLO)	
This instrument was acknowled 1999 had aguil, by Lawrence Rael, Albuquerque, a New Mexico, municipa	dged before me on July 7, 1999, Chief Administrative Officer for the City of all corporation, on behalf of the corporation. Magust Hubblic Notary Public
My Commission Expires:	
Mrs. 23, 2001.	

R 17.06

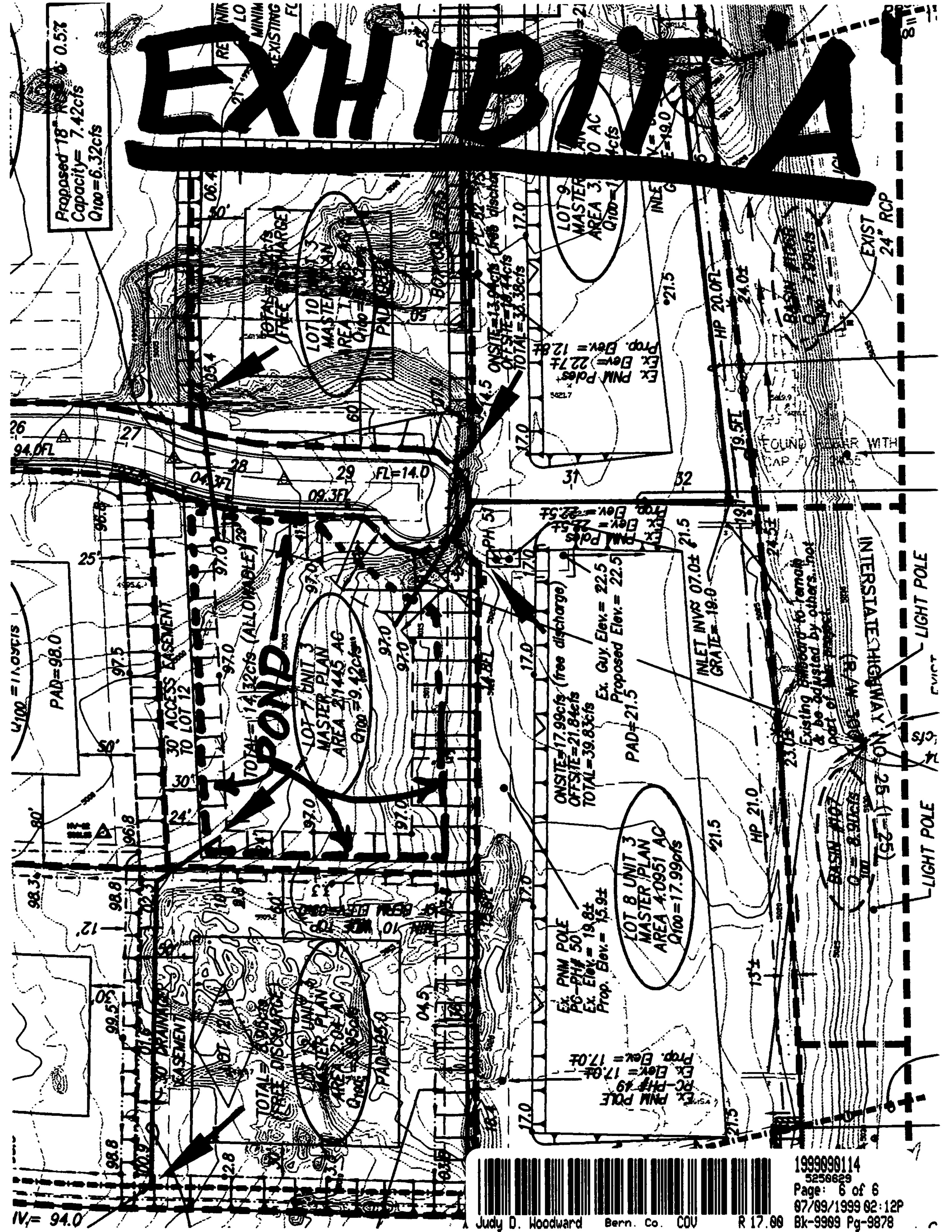
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OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
·) ss.
COUNTY OF BERNALILLO)
This instrument was acknowledged before me on
19 94: by fed Chatorman Illanach. in on behalf of
Broadway Development U.C.
Ther Thack
Notary Public
My Commission Expires:
alalas
Ry commission expires: 7/02/02

-5-

1999999114 5250629 Page: 5 of 6 07/09/1999 02:12P Bk-9909 Pg-9878



CONTRACT CONTROL FORM _

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ADDENDUM TO COVER PAGE

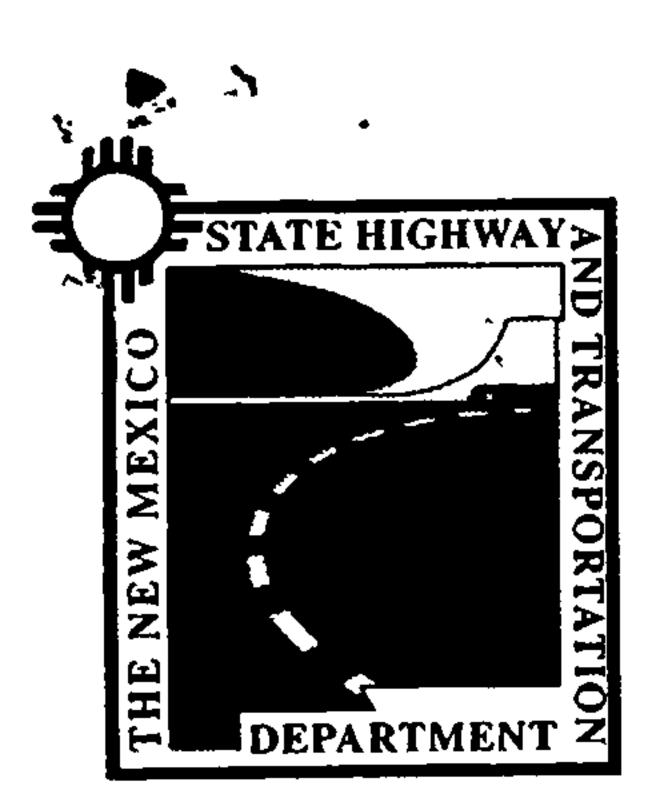
6-22-99 (Date)

Kevin Curran, Assistant City Attorney, Legal Department

FROM:	Project Administrator, Project Revie	ew Sec., PWD	UN	73
	PROJECT TITLE: BRIADWAY			_
The attache Chairman a	d documents have been review, app nd are submitted for your action as n	roved, initialed and/or noted.	r signed by Bil	ly Goolsby, DRC
ITE	<u>M</u>		<u>ACTION</u>	
		Review & Approval		Reference
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Please Call	1 1000 1 - at 6200-7	3997_ if you have	any question	s regarding the above
or when the	e documents are ready to be picked	up.	any quoduon	<u></u>
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TO:





GARY E. JOHNSON GOVERNOR

COMMISSION

Holm Bursum, III Chairman, Socorro

Edward T. Begay Vice-Chairman, Gallup

Peter T Mocho, Sr. Secretary, Albuquerque

Sherry Galloway Member, Farmington

Albert N. Sanchez Member, Santa Rosa

Sidney G. Strebeck Member, Portales

DEPARTMENT

Secretary Pete K. Rahn

General Office P.O. Box 1149 Santa Fe, NM 87504-1149 505-827-5100

District One Office P.O. Box 231 Deming, NM 88031-0231 505-546-2603

District Two Office P.O. Box 1457 Roswell, NM 88202-1457 505-624-3300

District Three Office P.O. Box 91750 Albuquerque, NM 87199-1750 505-841-2700

District Four Office P.O. Box 30 Las Vegas, NM 87701-0030 505-454-3600

District Five Office P.O. Box 4127 Coronado Station Santa Fe, NM 87502-4127 505-827-9500

District Six Office P.O. Box 2159 Milan, NM 87021 505-285-3200 NEW MEXICO STATE HIGHWAY
AND TRANSPORTATION DEPARTMENT
AN EQUAL OPPORTUNITY EMPLOYER



DISTRICT THREE OFFICE

October 12, 1999

Mr. James D. Hughes D. Mark Goodwin & Associates P.O. Box 90606 Albuquerque, NM 87199

Ref: Utility Permit #3-14595 (Authority to Proceed) for the CITY OF ALBUQUERQUE

To Install: 24" RCP Storm Sewer - Crossing Located on: NM 47 (Broadway SE) at mile marker 48.26 within the City of Albuquerque

Dear Mr. Hughes:

We have reviewed the subject utility installation and find it substantially satisfies State utility regulations as proposed. This correspondence is your authority to proceed with the construction of your facility installation in accordance with the drawings provided to us by your company. This authorization applies only to fee owned State highway right of way; if other lands are involved (Indian, Federal, State, etc.) it is your responsibility to have secured their approval of your installation as well.

Please note that the fully executed utility permit will be returned to you as soon as we receive the required As-Built Plans and the Electronic File. These items are required within thirty (30) days of completion of your installation. We have attached Exhibit "A" that provides some guidance and information on the survey and file requirements.

Please contact Ms. Benita Beck at telephone # (505) 841-2764 or fax a notice to her attention at (505) 841-2790 to notify us of your start dates. We must have a five-day advance notice and five-day notice of completion for this installation.

You must have your Traffic Control Plan (TCP) approved by the District Traffic Engineer prior to construction. All work performed must meet or exceed the New Mexico State Highway & Transportation Department Standard Specifications for Highway and Bridge Construction, 1996 Edition. Should you find it necessary to deviate from the proposal, any such deviation must be approved in writing by the State prior to proceeding with construction.

In addition to the above requirements:

- The traffic control plan and all traffic control devices used by the owner and contractor must comply with Part VI of the Manual on Uniform Traffic Control Devices (MUTCD), Revision 3 dated September 3, 1993.
- The utility owner and contractor shall abide by Section 12.0 through 12.5 of the NMSH&TD Utilities Manual under General Utility Construction Requirements.
- The utility owner shall abide by Section 18.0 through 18.6 of the NMSH&TD Utilities Manual under Safety Markers for Above Ground Appurtenances.

Sincerely,

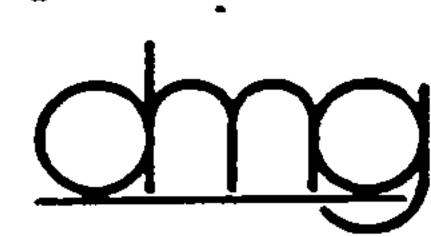
Katherine J. Trujillo

District Traffic Engineer

xc:

Julian Vigil

DTE file Records



D. Mark Goodwin & Associates, P.A. Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199 (505) 828-2200 FAX 797-9539

e-mail: dmg@swcp.com

September 13, 1999

314595

Mr. Julian Vigil NM State Highway & Transportation Department 7500 E. Frontage Road NE Albuquerque, NM 87109

Re: Broadway Industrial Center - Storm Sewer at Broadway Blvd. and Wheeler Ave. for City of

Albuquerque

Dear Mr. Vigil:

This application is for a 25 year permit to construct, operate and maintain a perpendicular storm sewer in the existing pavement in the existing right of way of Broadway Blvd. (State Route #47) at the intersection of Wheeler Ave. (Mile Marker 48.26) within the city limits of Albuquerque.

The storm sewer was shown on the original drainage plan with engineers stamp dated 10-24-97 (attached).

Please call if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE Senior Engineer

JDH/sw

xc: Kevin Broderick @ City of Albuquerque

Ted Waterman @ Broadway Development Inc.

f:\\broadway\stromsew.er

NEW MEXICOSTATE HIGHWAY AND TRANSPORTATION DEPARTMENT

INTRA-DEPARTMENTAL CORRESPONDENCE

DATE:

March 16, 1998

SUBJECT:

Broadway Industrial Center

314595 ATTENTION: Kathy Trujillo

TO:

Julian Vigil

District Three Permit Section

FROM:

Raymunda A. Van Hoven

Drainage Engineer

C

Drainage Engineer

I have reviewed the drainage issues on Broadway Industrial Center submitted by Mark Goodwin & Associates.

The site is between I-25 and Broadway Boulevard, and generally drains from east to west. The area is within the City of Albuquerque's South Broadway Sector Drainage Management Plan that proposes several storm sewer diversion projects such as that in Broadway Blvd and Betel Ave into

The report stated that the City has already constructed several projects that reduce flows from the north into Broadway Boulevard. The proposed management plan requires each individual lot owner to construct temporary retention pond until the City constructs the storm sewer diversion project.

Each individual lot owner is responsible for grading the lot at the time of applying for building permit; and this should be included in the covenant or disclosure statements that lot owners are obligated to keep the historical flow onto Broadway Blvd through retention ponds.

The Drainage Section has no further comments and the drainage recommendations are approved for further permit processing.

If there are any questions, please call 827-5323.

XC: George Herrera

James D. Hughes; DMG



D. Mark Goodwin & Associates, P.A. Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 67199 (505) 828-2200 FAX 797-9539 6-mail: dmg@swcp.com

September 13, 1999

314595

Mr. Julian Vigil
NM State Highway & Transportation Department
7800 E. Frontage Road NE
Albuquerque. NM 87109

Re: Broadway Industrial Center - Storm Sawer at Broadway Bivd. and Wheeler Ave. for City of Albuquerque

Dear Mr. Vigil:

This application is for a 25 year permit to construct, operate and maintain a perpendicular storm sewer in the existing payement in the existing right of way of Broadway Blvd. (State Roule #47) at the intersection of Wheeler Ave. (Mile Marker 48.25) within the city limits of Albuquerque.

The atom sewer was shown on the original drainage plan with angineers stamp dated 10-24-97 (anached).

Please call if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE Senior Engineer

JDH/sw

xc: Kevin Broderick @ City of Albuquerque

Ted Waterman @ Broadway Development Inc.

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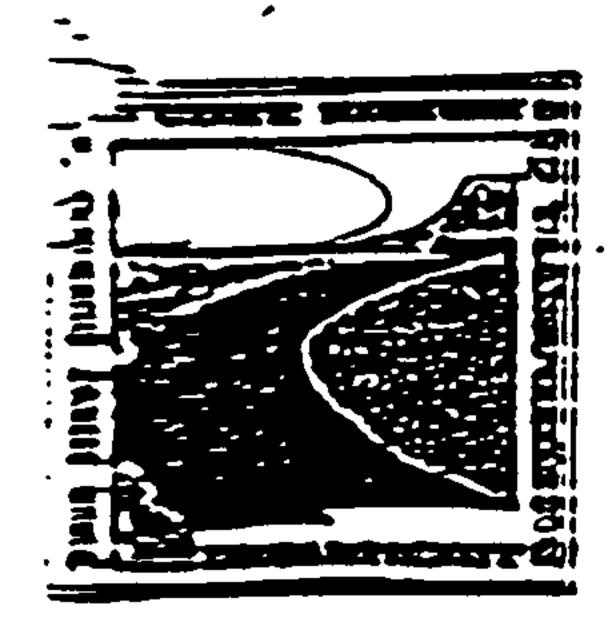
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CULTURAL RESOURCE

INVENTORY NOT REQUIRED

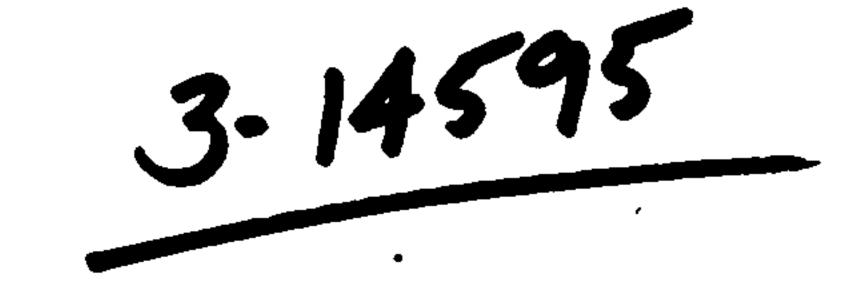
ENVIRONMENTAL BECTION, NMSHTD

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NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AN EQUAL OPPORTUNITY EMPLOYER

EXHIBIT A.



UTILITY SURVEY DATA REQUIREMENTS

The following "metadata" ("data about the data") shall be submitted with each utility's as-builts and the electronic file, preferably as a separate text file on the submittal media. This information is critical to the Department so as to properly archive the data, as well as to provide follow-up capability in the event problems arise with the data:

- 1. District Utility Fermit Number
- 2. Name, address and phone number of the responsible Land Surveyor
- 3. Date of completion of the survey
- 4. Equipment used to conduct the survey (e.g. total station, GPS, spirit level)
- 5. Reference mark(s) used to tie the survey to NM State Plane Coordinate System 1983 and to North American Vertical Datum 1988.
- 6. Ground-to-Grid combined scale factor used
- * NOTE THAT ELEVATIONS SHALL BE PROVIDED EVERY 500' AND AT ALL BREAK POINTS, INCLUDING ALL HIGH AND LOW POINTS.

