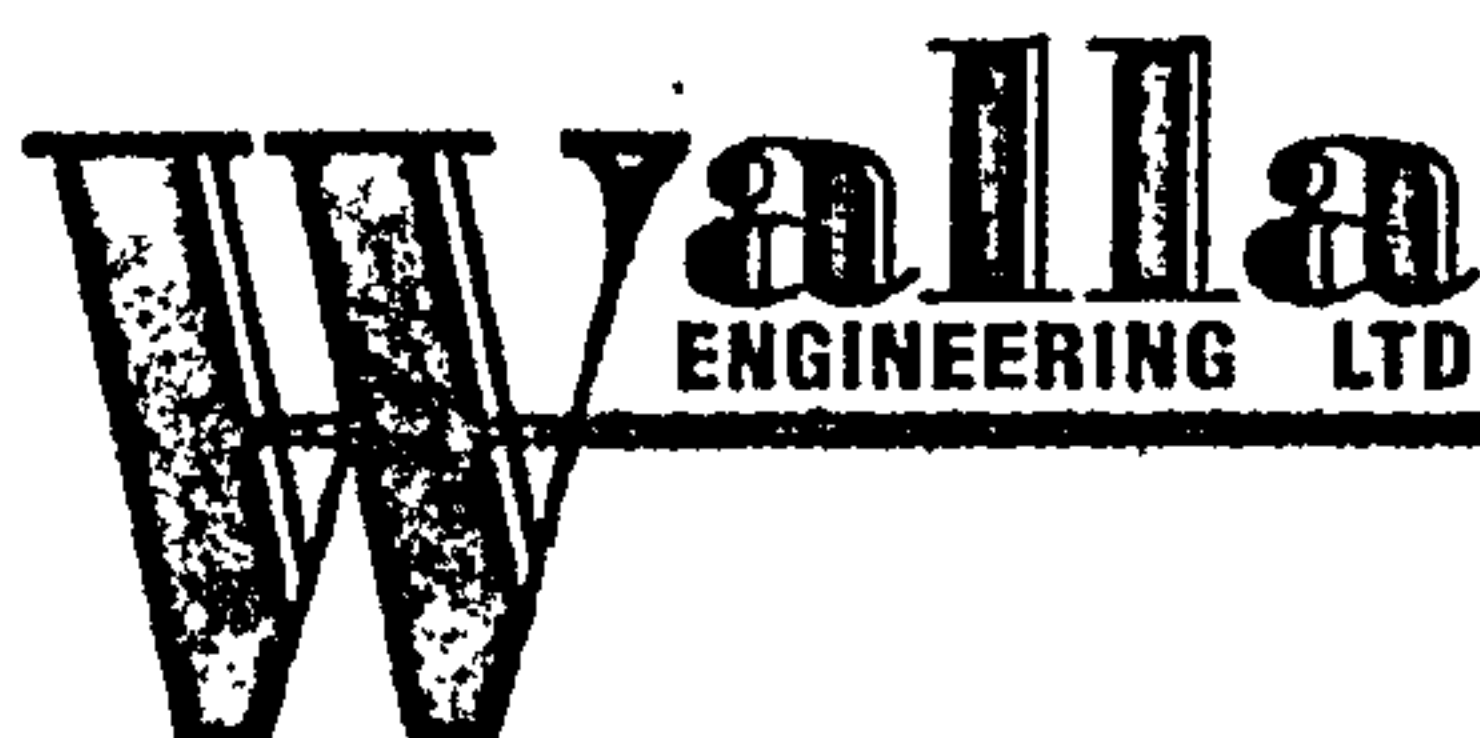


MIS D023B



Structural Engineering • Civil Engineering

August 26, 2014

Mr. Karim Kassam
Ameritus Hospitality, LLC
1501 Sunport PI SE
Albuquerque, NM 87106-1743

Re: 1441 Woodward SE – Retaining Wall Evaluation - Follow up

Mr. Kassam,

At your request I have performed a follow up site visit to verify that regrading of this unimproved site has been done to correct site deficiencies I identified in my previously prepared report for the existing Retaining Walls located on the east perimeter of your property at 1441 Woodward SE. In this report, dated July 7, 2014, a condition was identified where a portion of this existing concrete retaining wall had insufficient soil coverage over the wall footing after the site was leveled in a previous earthworking operation. You hired a contractor to rework soils on the site to correct this condition and during the site visit I performed on August 26, 2014 I can attest that the deficiency has been adequately eliminated and the wall is properly supported and embedded in the soils for the entire length of the wall. No further corrective action is required and the retaining wall is functioning properly.

If you have any questions regarding this information please do not hesitate to call me.

Respectfully,

A handwritten signature in black ink, which appears to read "Mike Walla", is written over a circular professional seal. The seal contains the text "MIKE J. WALLA", "NEW MEXICO", "1938", and "REGISTERED PROFESSIONAL ENGINEER".

Michael J. Walla P.E.
President, Walla Engineering, Ltd

MJW/Hs

6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 881-4025

Mike J. Walla P.E.

Larry E. Kennedy

Harmon Rita T.

M150023B

From: Karim Kassam <karimkassam1@gmail.com>
Sent: Monday, September 08, 2014 11:23 AM
To: Harmon Rita T.
Cc: Karim Kassam
Subject: 1441 woodward

Hello Rita,

Here is the approval letter you requested from Walla Engineering. The work was completed in August and I just received this letter which I am forwarding to you for your records.

We are currently waiting for a grating and drainage plan for the site. We have asked our architect to provide a grating and drainage plan. I will submit that as well once the architect and grating engineer provide us with the plan.

Thank You for your assistance,
Karim Kassam
President
Ameritus Hospitality
505-615-8844

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 1, 2014

NM AIRPORT HOSPITALITY LLC
11750 Holly Ave. NE
Albuquerque, NM 87122-1582

Richard J. Berry, Mayor

**RE: Property located at 1441 Woodward Rd. SE
Albuquerque, NM 87106
Retaining wall concerns
File: M15D23B**

To Whom it Concerns:

It has recently been brought to the attention of the City of Albuquerque's Development Review Services that the above referenced property has been graded. There is concern that the retaining wall on the adjacent property may be compromised. Retaining walls may rely on soils beyond the footing for stability and soil bearing in their design. Without proper understanding of the structural mechanics of the wall, removal of the soil may cause soil overbearing and/or overturning failure of the wall. Furthermore, slopes typically do not exceed a 3:1 ratio without any slope treatment. A photo of the retaining wall is included in this correspondence.

PO Box 1293

Albuquerque

New Mexico 87103

We do not have in our records an approved grading plan as is required pursuant to City Ordinance §14-5-2-12 (B)(2). Therefore, the soil cut shown in the photo is not approved by the City. It is incumbent upon the property owners to verify that the integrity of the wall is not compromised, or to regrade the property such that the risk of failure of the retaining wall is minimized. Grading a lot 1 acre or more requires a Grading Permit pursuant to the above mentioned ordinance.

www.cabq.gov

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

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: Recipient
att: site1.JPEG photo

M15D23B_letter of concern.doc

1 of 1

Albuquerque - Making History 1706-2006

Zoning Enforcement Officer, as provided for by the Zoning Code. Any statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning.

PA# 14-057 Received By EDNIG G. Date 4-10-14

Applicant Name TABAZZUL HUSSAIN Phone # 315-1482

APPOINTMENT DATE & TIME: APRIL 22nd 2014, 3:00 PM.

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.
Appointment requests received by Friday noon will be scheduled for Tuesday of the following week, if times are available.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

MIXED USE DEVELOPMENT - COMMERCIAL & TOWN HOMES/APTS.

● COMMERCIAL/RETAIL 4500 SF

● 26 TOWN HOMES/APARTMENTS.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 2 AC Existing Zoning: IP Proposed Zoning: _____

Previous zone change or site plan approval case number(s) for this site NA AX-02; 2-85-99-2; 1009489

Applicable Area or Sector Plans: NA 1009017

Residential: Type and No. of Units Proposed: 26 TOWN HOMES/APARTMENTS

Commercial: Estimated building square footage: 4500 SF No. of Employees 4-6

LOCATION OF REQUEST:

Physical Address: 243 WOODWARD ROAD - ZONE ATLAS M-15-Z

Please provide Zone Atlas Page (Identify the subject site)

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

- IS MIXED USE ALLOWED IN IP ZONING? NO
- MAXIMUM HEIGHT ALLOWED FOR TOWN HOMES/APARTMENTS?
- IS DRIVE-THRU ALLOWED IN IP ZONE FOR RETAIL.
- IS A PHASE I OR PHASE II REQUIRED FOR THIS LOT?
- IS ON SITE PONDING REQUIRED?
- ATTACHED IS THE ZONE ATLAS PAGE & SITE LAYOUT.

G+D
Plan

CITY OF ALBUQUERQUE



July 2, 2008

Thomas Johnston, PE
TGC Engineering, Inc
330 Louisiana Blvd, NE
Albuquerque, NM 87108

**Re: Candlewood Suites, Lot 2-A Sunport Park Grading and Drainage Plan
Engineer's Stamp dated 6-18-08, (M15/D23B)**

Dear Mr. Johnston,

Based upon the information provided in your submittal dated 6-18-08, the above referenced plan is approved for Site Plan action by DRB. Prior to Building Permit approval:

- a conceptual plan addressing all lots created in the plat should included in order to adequately design any retaining walls needed.
- How will the runoff programmed to go Lot 2-A-2 be addressed.

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

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: CANDLEWOOD SUITES ZONE MAP/DRG. FILE # M-15/D023D.
 DRB#: 1007017 EPC#: 08 DBB EPC 40005 WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 2-A, BLOCK 2 SUNPORT PARK
 CITY ADDRESS: WOODWARD ROAD SE

ENGINEERING FIRM: TGC ENGINEERING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON
 PHONE: 266-7256
 ZIP CODE: 87108

OWNER: KARIM KASSAM
 ADDRESS: 200 TRIMBLE BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: GAME
 PHONE: 615-8844
 ZIP CODE: 87123

ARCHITECT: LARRY REMSING
 ADDRESS: PO BOX 1207
 CITY, STATE: NORFOLK, NE

CONTACT: _____
 PHONE: 402-371-3333
 ZIP CODE: 68701

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: TBD
 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 (DRB SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

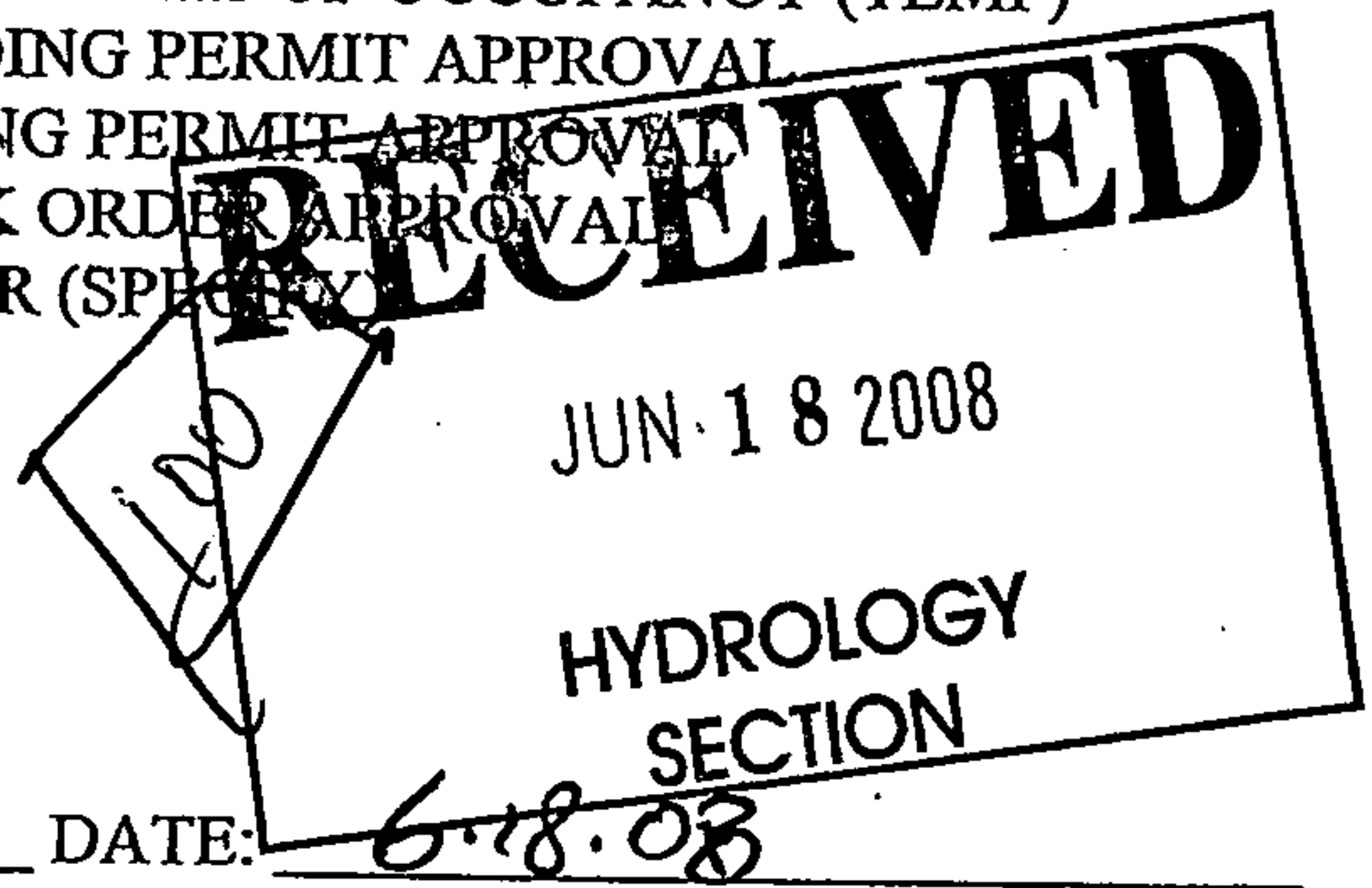
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE 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: _____

DATE: 6-18-08



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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

old - different bldg/submittal
cc June 08

June 12, 1990

Frank Lovelady
Lovelady & Associates
7408 Morrow Ave., NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR FRONTIER SYSTEMS, INC. (M-15/D23B)
ENGINEER'S STAMP DATED JUNE 4, 1990 RECEIVED JUNE 4, 1990

Dear Mr. Lovelady:

Based on the information provided on your June 4, 1990 submittal, the above referenced conceptual drainage plan is approved for Site Development.

Please be advised that prior to Building Permit release, the following comments must be addressed:

1. If you are accepting off-site flows from the east, how will they be accepted with the proposed retaining wall in place?
2. Eliminate the contours that cross the proposed building.
3. Please indicate the top of curb and flowline elevations for both Woodward Road & Flightway.
4. Your calculations for the Woodward pond calls for 2-8" p.v.c., but you indicate 2-6" p.v.c. please address.
5. Elevation at property line must be 1" foot above the street flowline.
6. Indicate the direction and location of the roof drains.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

7. Top of retaining wall elevations, please indicate on plan drawing.
8. Is there going to be a replat? If not, the cross-lot-line drainage issue must be addressed.
9. What type of slope protection will be implemented on the steep slopes.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

for *Bernie Mataya*
Fred Aguirre, PE
Hydrology Division

BJM:FJA:jc
WP+1971

DRAINAGE INFORMATION SHEET
PROPOSED FACILITY FOR

PROJECT TITLE: FRONTIER SYSTEMS INC ZONE ATLAS/DRNG. FILE #: M15/D-23B

LEGAL DESCRIPTION: PORTION OF LOTS 1, 2 & 3, BLOCK 2, SUNPORT PARK

CITY ADDRESS: _____

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 PHONE: 883-7973

OWNER: JAYNES CORP. CONTACT: RICK BENNETT

ADDRESS 1118 PARK AVE SW PHONE: 242-1859

ARCHITECT: RICK BENNETT CONTACT: RICK BENNETT

ADDRESS: 1118 PARK AVE SW PHONE: 242-1859

SURVEYOR: ANDREWS ASBURY & ROBERT CONTACT: JOHN ANDREWS

ADDRESS: 149 JACKSON N.E. PHONE: 265-6631

CONTRACTOR: JAYNES CORP. CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

_____ YES

_____ NO

_____ COPY OF CONFERENCE RECAP
SHEET PROVIDED

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

_____ DRAINAGE PLAN

X _____ CONCEPTUAL GRADING & DRAIN. PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL

_____ PRELIMINARY PLAT APPROVAL

X _____ SITE DEVELOPMENT PLAN APPROVAL

_____ FINAL PLAT APPROVAL

_____ BUILDING PERMIT APPROVAL

_____ FOUNDATION PERMIT APPROVAL

_____ CERTIFICATE OF OCCUPANCY APPROVAL

_____ ROUGH GRADING PERMIT APPROVAL

_____ GRADING/PAVING PERMIT APPROVAL

DATE SUBMITTED: JUNE 4, 1990

BY: Frank D. Lovelady
Frank D. Lovelady, P.E.

OTHER _____ (SPECIFY)