

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 17, 2021

Shawn Biazar
SBS Construction and Engineering
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**RE: Kiddie Academy – West Side
4590 Paradise Blvd. NW
Temporary C.O. - Accepted
Surveyor's Certification Date: 9/17/21
Engineer's Stamp Date: 9/14/20
Hydrology File: C12D003A**

Dear Mr. Biazar:

PO Box 1293

Based solely on the Certification received 09/17/21, this certification is approved in support of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

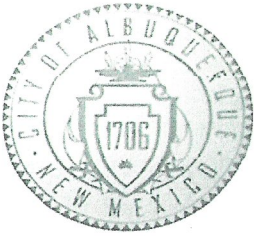
If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

NM 87103

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: KINDIE ACADEMY WEST SIDE Building Permit #: BP-2020-30793 Hydrology File #: C120003A

DRB#: 2018-001695 EPC#: SI-2019-00381 Work Order#: _____

Legal Description: TRACT A-2-B-2 FOUNTAIN HILLS PLAZA SUB DIVISION

City Address: 4590 PARADISE BLVD NW, ALBUQUERQUE NM 87114

Applicant: SNYDER CONSTRUCTION Contact: JOEL PIAROWSKI

Address: 5800 SAN FRANCISCO RD NE ALBUQUERQUE NM 87109

Phone#: 505-918-8888 Fax#: _____ E-mail: jpiarowski@snyder-const.com

Other Contact: TERRA LAND SURVEY Contact: CHRIS MEDINA

Address: _____

Phone#: 505-792-0513 Fax#: _____ E-mail: cmolina@terrasurveys.net

TYPE OF DEVELOPMENT: ☐ PLAT (# of lots) ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☐ Yes ☒ No

DEPARTMENT ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
 - Temporary
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/17/2021 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

TERRA LAND SURVEYS, LLC

P.O. Box 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • cmedina@terrasurveys.net

September 17, 2021

Joel Piarowski
Snyder Construction
5800 San Francisco Rd NE
Albuquerque, NM 87109

Re: As-Built Certification for Kiddie Academy Westside

Dear Mr. Piarowski,

This letter is to inform you that the as-built survey for the grading was completed and submitted on Sept. 10, 2021. As-built grades were compared with the grading plan provided by SBS Construction and Engineer, LLC with a certification date of 9/14/2020.

In comparing the as-built grade elevations for the flowline the average deviation from the Engineers design is 0.19 feet with a minimum deviation of 0.01 feet and a maximum deviation of 0.86'. The area with the maximum deviation is located at the north driveway entrance with Paradise Blvd. which was field adjusted by the curb construction crew to meet the existing asphalt ramp elevations. The other area with a high deviation from the Engineers design (approximately 0.35' to 0.75') was near the east entrance into Nunzio. As a whole the project site follows the Engineers grading design with a couple of outliers which may or may not affect the project and need to be determined by the Engineer of Record.

In conclusion the intent of this letter is to inform you of the comparisons of the as-builts elevations with the design elevations for the Kiddie Academy Westside project. This letter and the statements made are not intended to be used to replace the Engineer of Record certification for the grading and drainage. Prior to receiving a Final Occupancy Permit the Engineer of Record needs to review the as-built survey and provide the final certification. I've attached the as-built survey along with the Engineer of Records grading plan for your use. If you have any questions please don't hesitate to contact me at your earliest convenience.

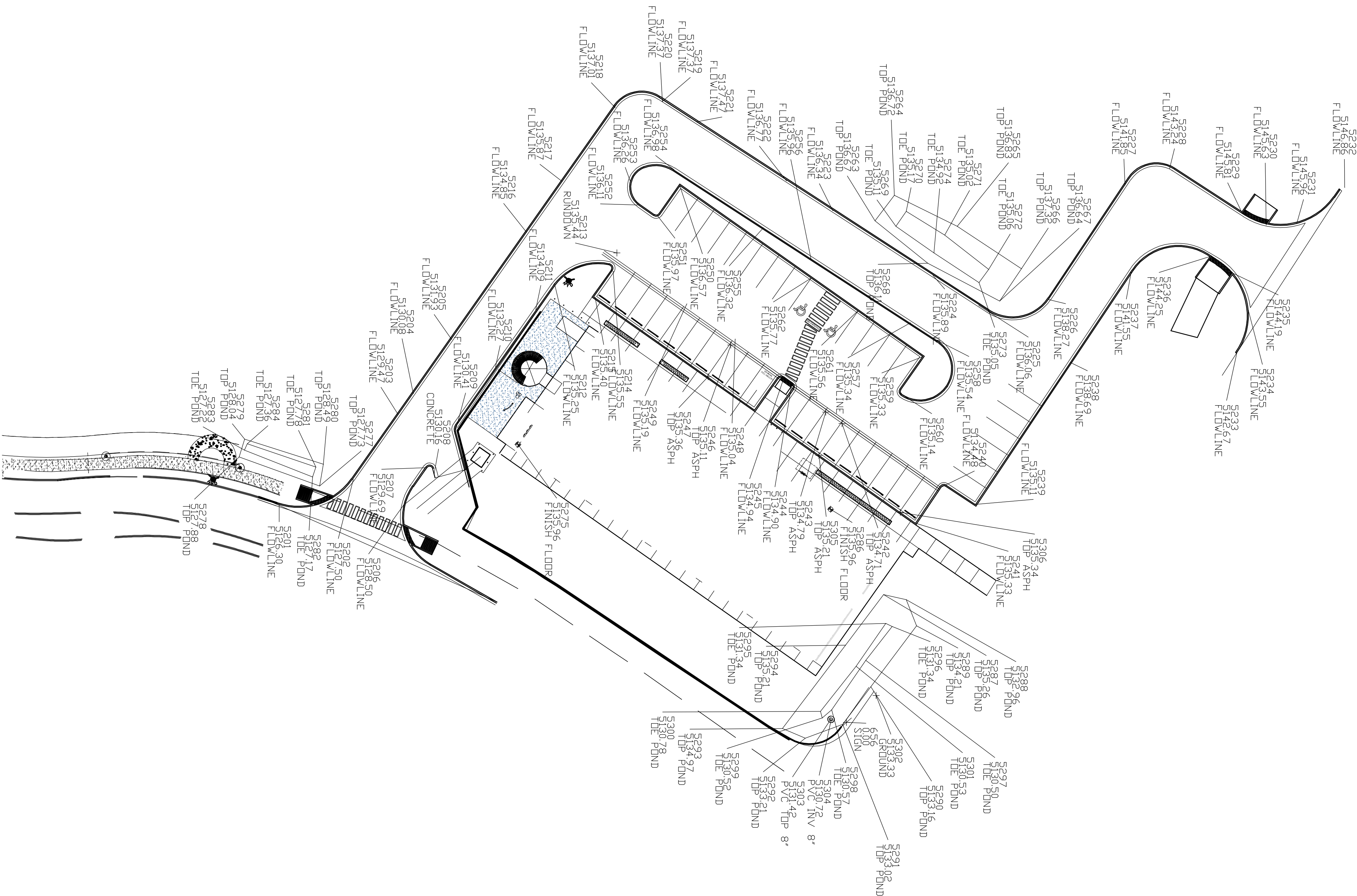
Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC

NOTES

1. AS-BUILT SURVEY PERFORMED IN AUGUST 2021.



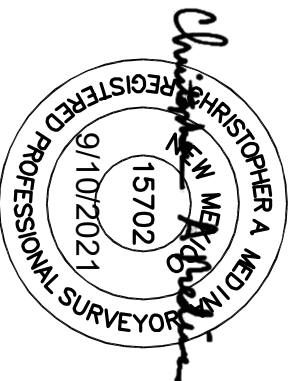
SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 151702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A Medina
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

SEPT. 10, 2021

DATE _____



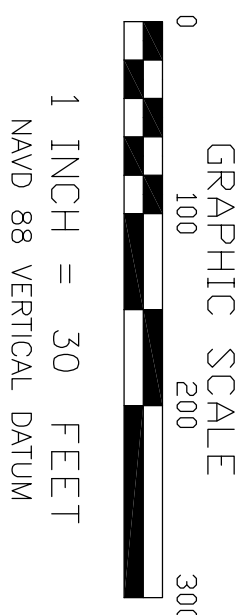
AS-BUILT SURVEY

KIDDIE ACADEMY

ALBUQUERQUE, NEW MEXICO

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



DRAWN BY: PHF	PROJECT NO.: 2019-104	
CHECKED BY: CAM	DATE: SEPTEMBER 2021	SHEET 1 OF 1

