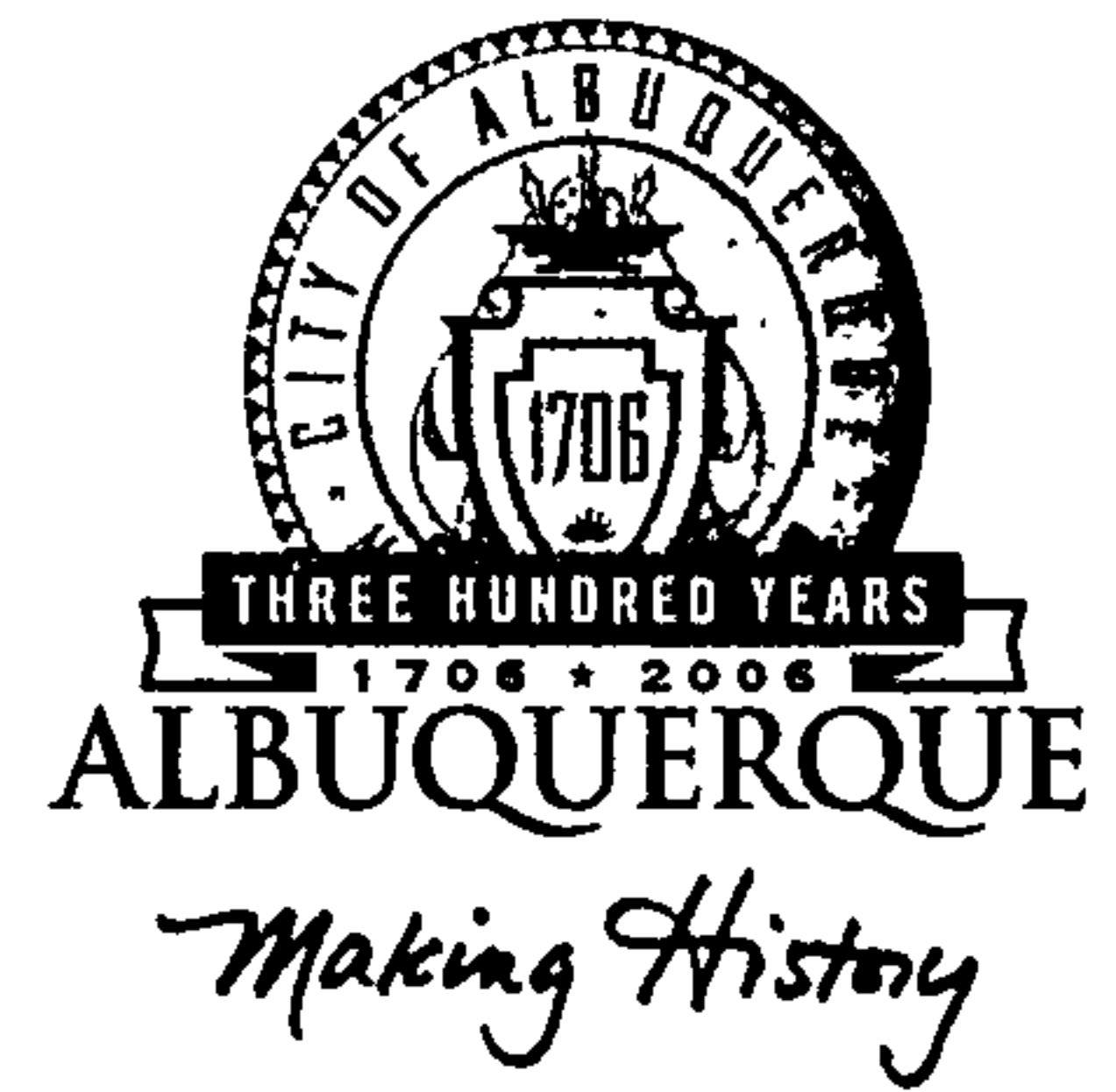


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 19, 2005

James B. Clark, Registered Architect
4200 Wyoming Blvd NE, Ste B-1
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
La Cueva Town Ctr. Lot 4B, Commercial Bldg, [C-19 / D11D9]
7610 Carmel Ave Ne
Architect's Stamp Dated 05/12/05

Dear Mr. Clark:

P.O. Box 1293

The TCL / Letter of Certification submitted on July 18, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: La Cueva Town Ctr. Lot 4B, Commercial Bldg.
 DRB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: C-19/D011D9
 WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 4B, La Cueva Town Center, ABQ, NM
 CITY ADDRESS: 7610 CARMEL AVE, NE

ENGINEERING FIRM: G&D TCG Engineering
 ADDRESS: 330 Louisiana Blvd NE
 CITY, STATE: ABQ NM

CONTACT: David Gatterman
 PHONE: 266-7256
 ZIP CODE: 87108

OWNER: Michael Winkeljohn
 ADDRESS: 11030 Menaul NE, Ste A
 CITY, STATE: ABQ NM

CONTACT: same
 PHONE: 292-8291
 ZIP CODE: 87112

ARCHITECT: Masterworks Architects, Inc.
 ADDRESS: 4200 Wyoming Blvd NE Ste B-1
 CITY, STATE: ABQ NM

CONTACT: Jim Clark
 PHONE: 242-1866
 ZIP CODE: 87111

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

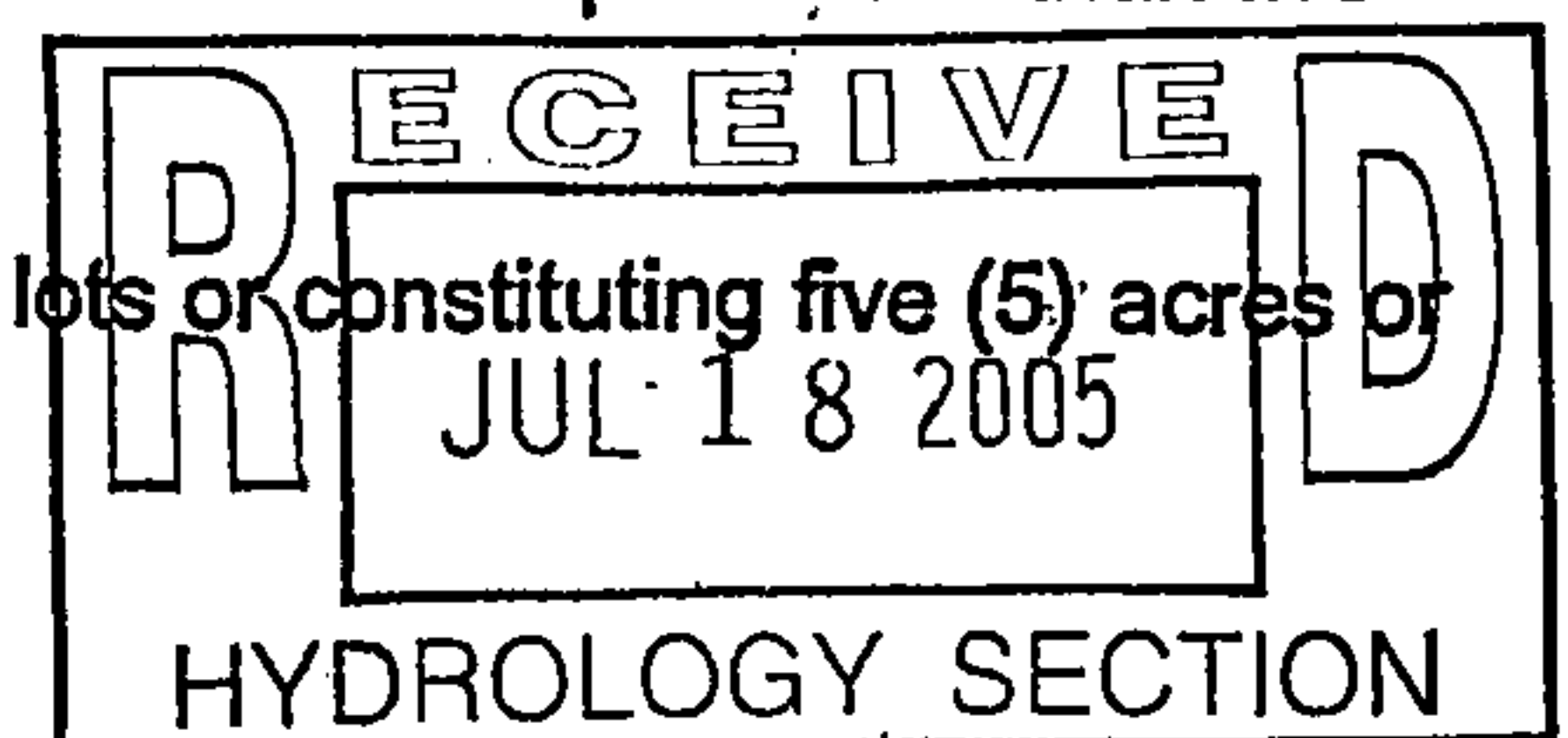
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

*TCL approved under Administrative
 Amendment. Signed off by Audene
 on Permit Plan Sets 8/20/04*

DATE SUBMITTED: _____ BY: _____

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 (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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Find file,
give to Nilo

C-19/D11D9
La Cueva Town Ctr., Lot 4B
Commercial Bldg.
12 May 2005
Project 0429

Development and Building Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: TCL Letter of Certification

Project: C-2 Commercial Building for
Michael Winkeljohn
7610 Carmel Ave. NE
Albuquerque, New Mexico

On the 11 May 2005, I conducted a site observation visit of the completed facility to confirm the construction of the site improvements.

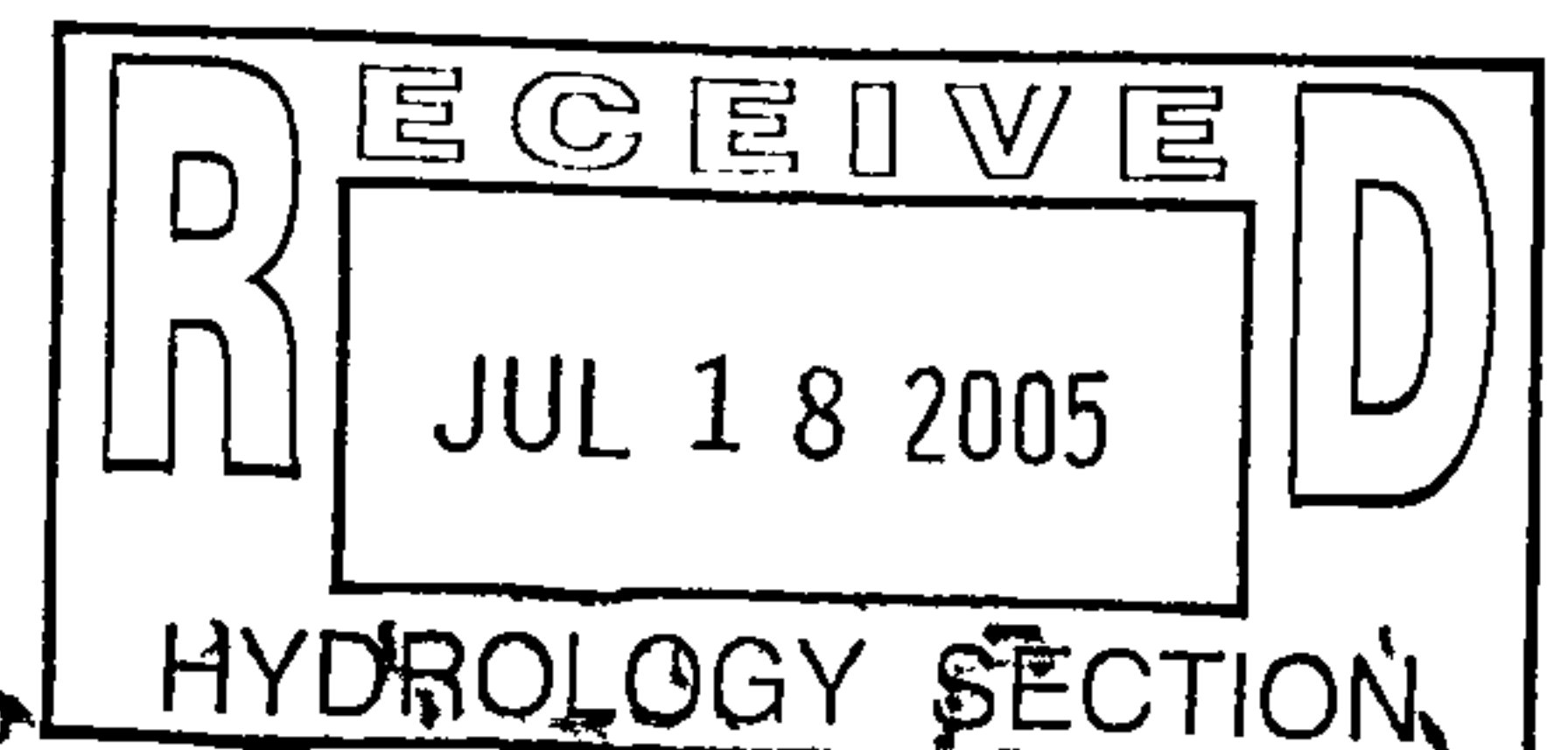
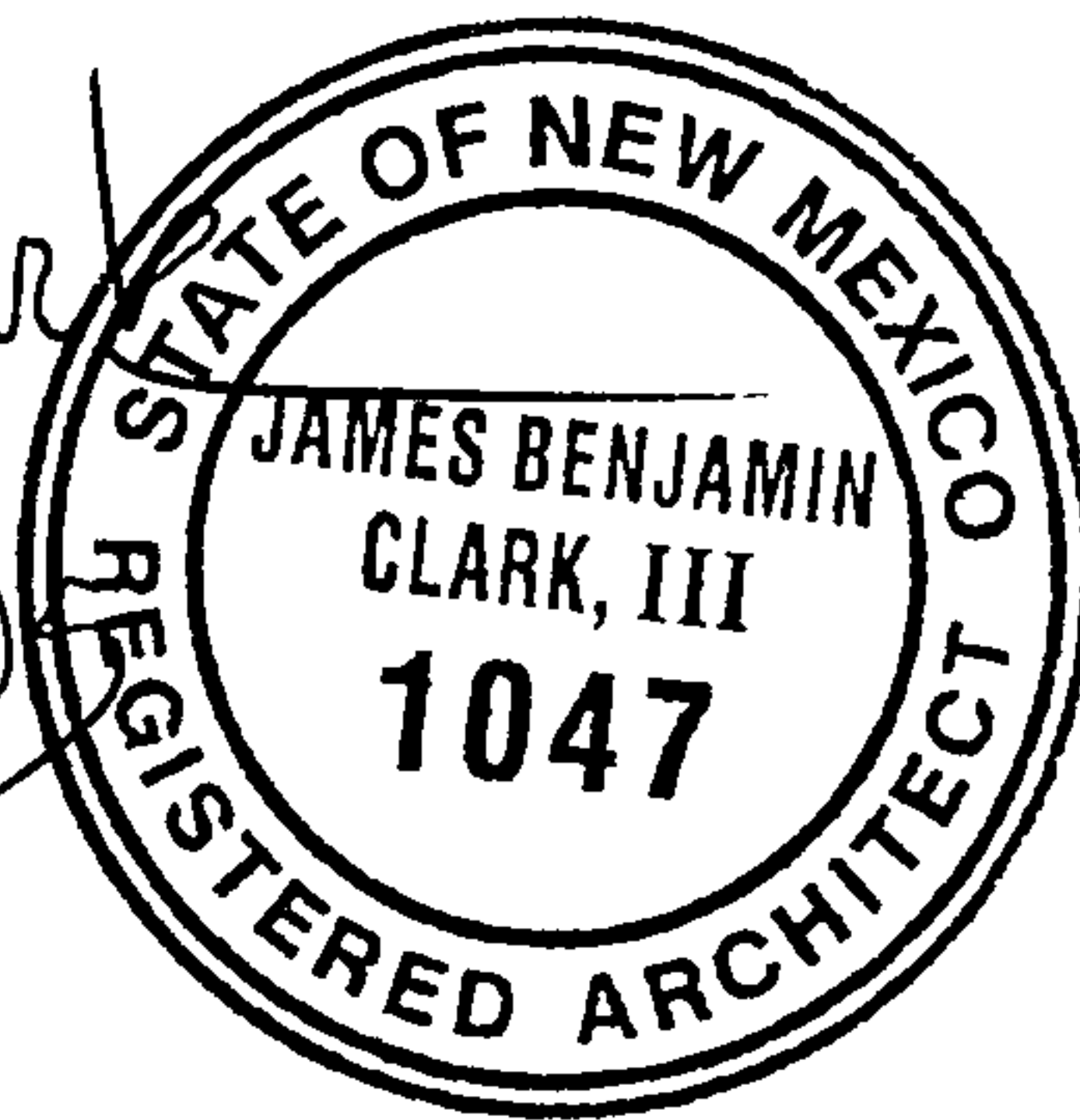
My observation reveals that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan dated 15 May 2004 and signed off on 7 October 2004.

There were no field changes made in the sitework during construction, which affect the Traffic Circulation Layout.

If you need any additional information, please call.

Sincerely,

James B. Clark
James B. Clark, RA
Vice President
12 May 05



MASTERWORKS ARCHITECTS, INC

4200 Wyoming Blvd. NE, Suite B-1 • Albuquerque, NM 87111
505-242-1866 • FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com

CITY OF ALBUQUERQUE



June 23, 2006

Mr. Lyle Losack, P.E.
QUIK DRAW ENGINEERING
P.O. Box 729
Corrales, NM 87048

Re: WYOMING CHILDREN'S LEARNING CENTER
7940 Carmel Avenue NW NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/15/2005 (C-19/D11D11)
Certification dated 06/21/2006

P.O. Box 1293

Dear Lyle,

Albuquerque

Based upon the information provided in your submittal received 06/22/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

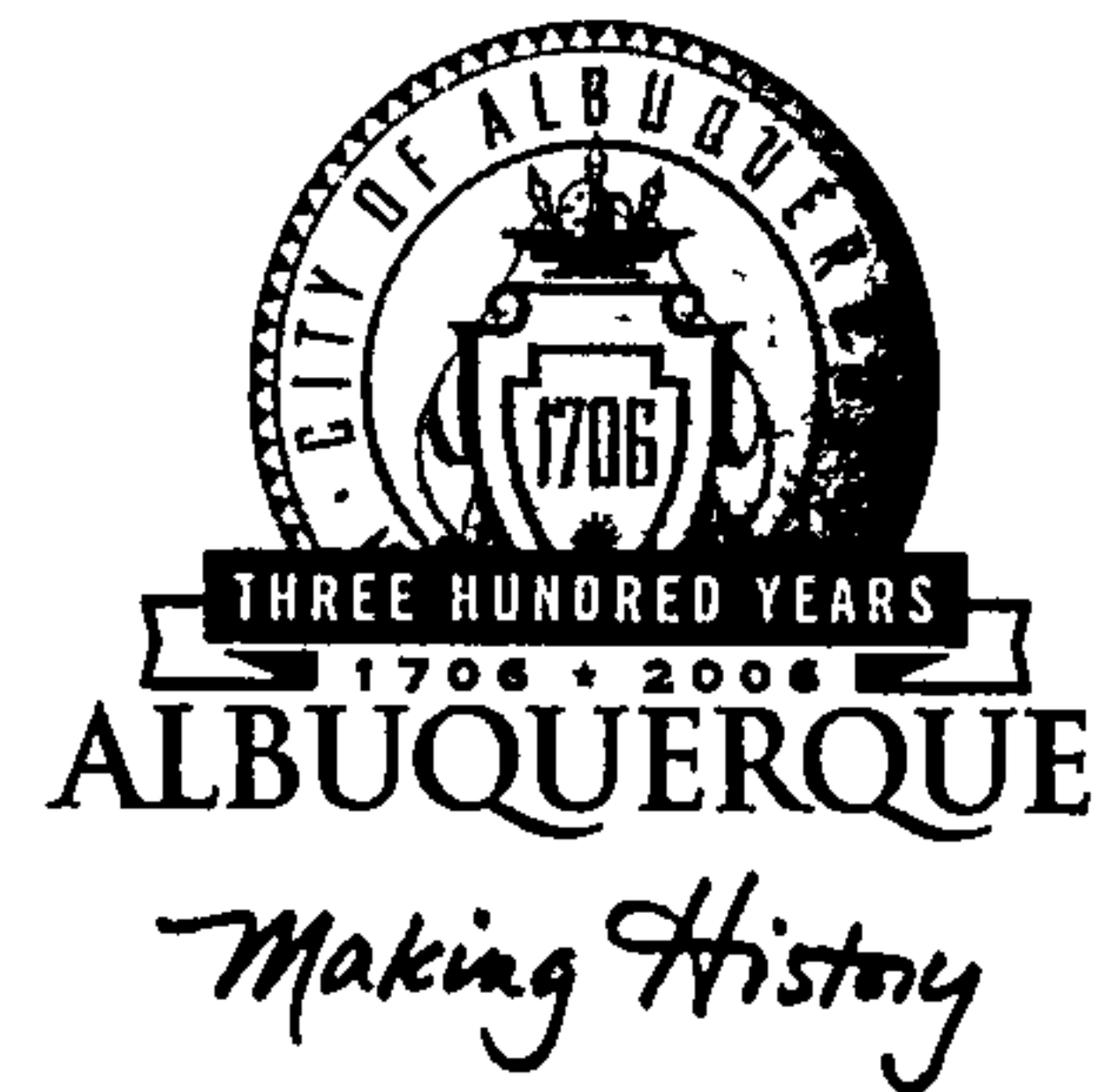
www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
File

CITY OF ALBUQUERQUE



April 27, 2005

Lyle Losack, P.E.
Quik Draw
P.O. Box 729
Corrales, NM 82048

**Re: Wyoming Childrens Learning Center, 7940 Carmel Avenue NE, Grading
and Drainage Plan**

Engineer's Stamp dated 4-15-05 (C19-D11D11)

Dear Mr. Losack,

Based upon the information provided in your submittal received 4-15-05, the above referenced 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.

P.O. Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3981.

New Mexico 87103

www.cabq.gov

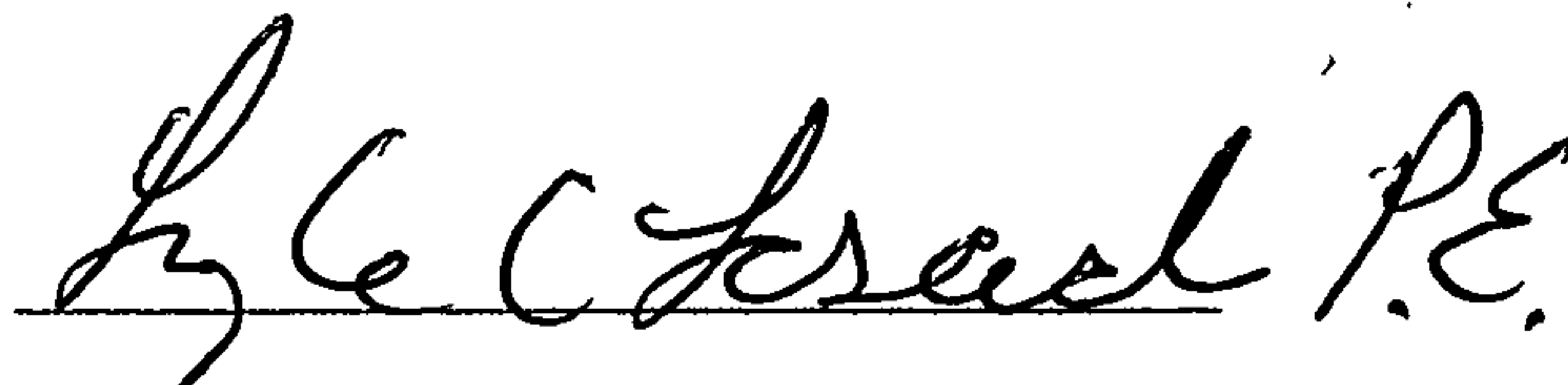
Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File

DRAINAGE REPORT
FOR
WYOMING CHILDRENS
LEARNING CENTER

QuikDraw Engineering, LLC
Post Office Box 729
Corrales, New Mexico 87048
Phone: 505-898-0389
FAX: 505-897-0389
Email: quikdrawengr@aol.com
www.quikdrawengineering.com


Lyle C. Losack, P.E.



Purpose and Scope

This 0.817 AC parcel is proposed to be developed as a Day Care Center.

This report supports the Grading & Drainage plan for building permit application #1004100/05EPC00582.

Site Description/Existing Drainage Conditions

This site is located North of Wyoming & Paseo Del Norte, on Carmel in Albuquerque, NM. Minimal flows come from the East. Drainage from the lot presently drains to the West. The lot is compacted by activity and has sparse vegetation.

Design Criteria/Land Treatments

The drainage analysis presented in this report has been prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual (DPM).

Rainfall intensities per this report are as follows:

Zone	P ₆₀	P ₃₆₀	P ₁₄₄₀
3	2.14	2.6	3.1

Land Treatment (DPM Pg. 22-11) Multiple Unit Attached

Treatment Type	A	B	C	D	Q (cfs)
Existing	0	0	100	0	2.82
Proposed	0	0	20	80	3.84
Q Coeff	1.87	2.60	3.45	5.02	

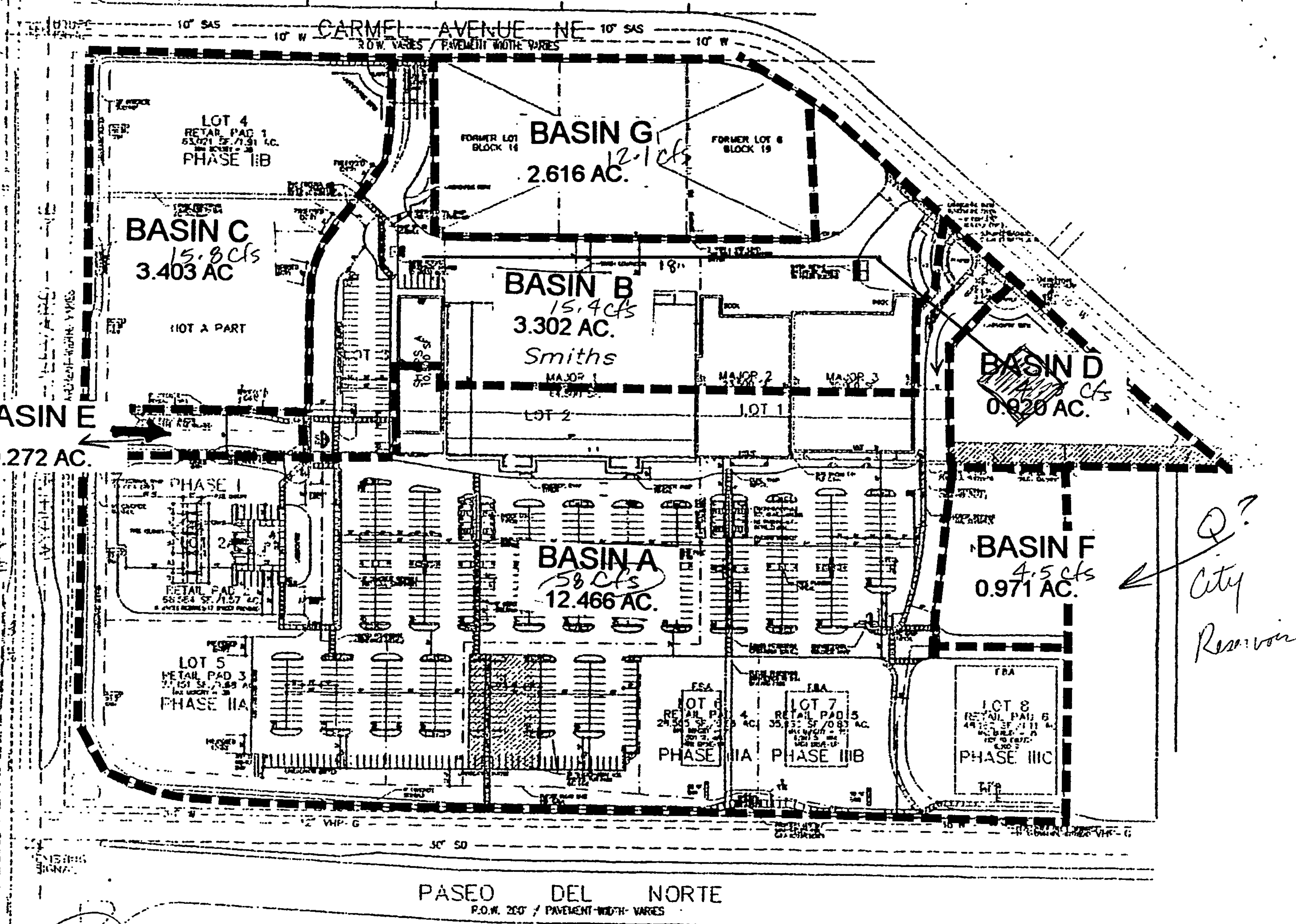
Drainage Management Plan

As the calculations in the Appendix show, the existing flow coming off the site is 2.83 cfs and the proposed flow is 4.00 cfs, this is an increase of 1.17. Developed flows are to drain to the adjacent lot to the west per the Master drainage plan (see attached). Coordination with Developer is incorporated to match existing and required conditions (see attached).

Conclusion

Per the master drainage plan, no adverse downstream impact will result from this development. The additional flow to the west property will be minimal.

47.7
63 cfs north
1.26 cfs
67 cfs south
PLATE 1



62.6

LA CUEVA TOWN CENTER - BASIN MAP
DEVELOPED CONDITIONS