

CITY OF ALBUQUERQUE



August 25, 2015

Glen Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalucia Villas
5300 Antequera NW Building 9, 11 & 12 & MAINT. BLDG.
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-14 (E12D15C)
Certification dated: 8-17-15

Dear Mr. Broughton,

Based on the Certification received 8/19/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

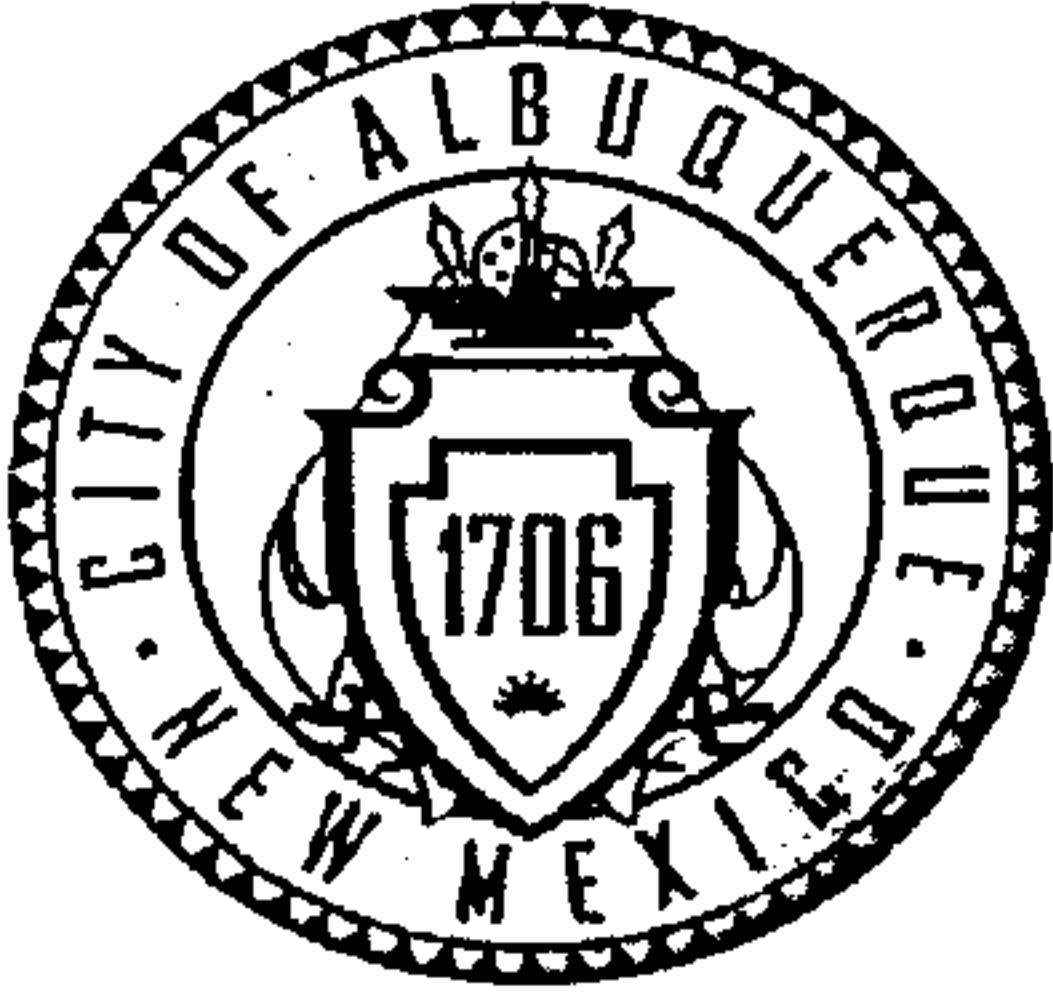
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

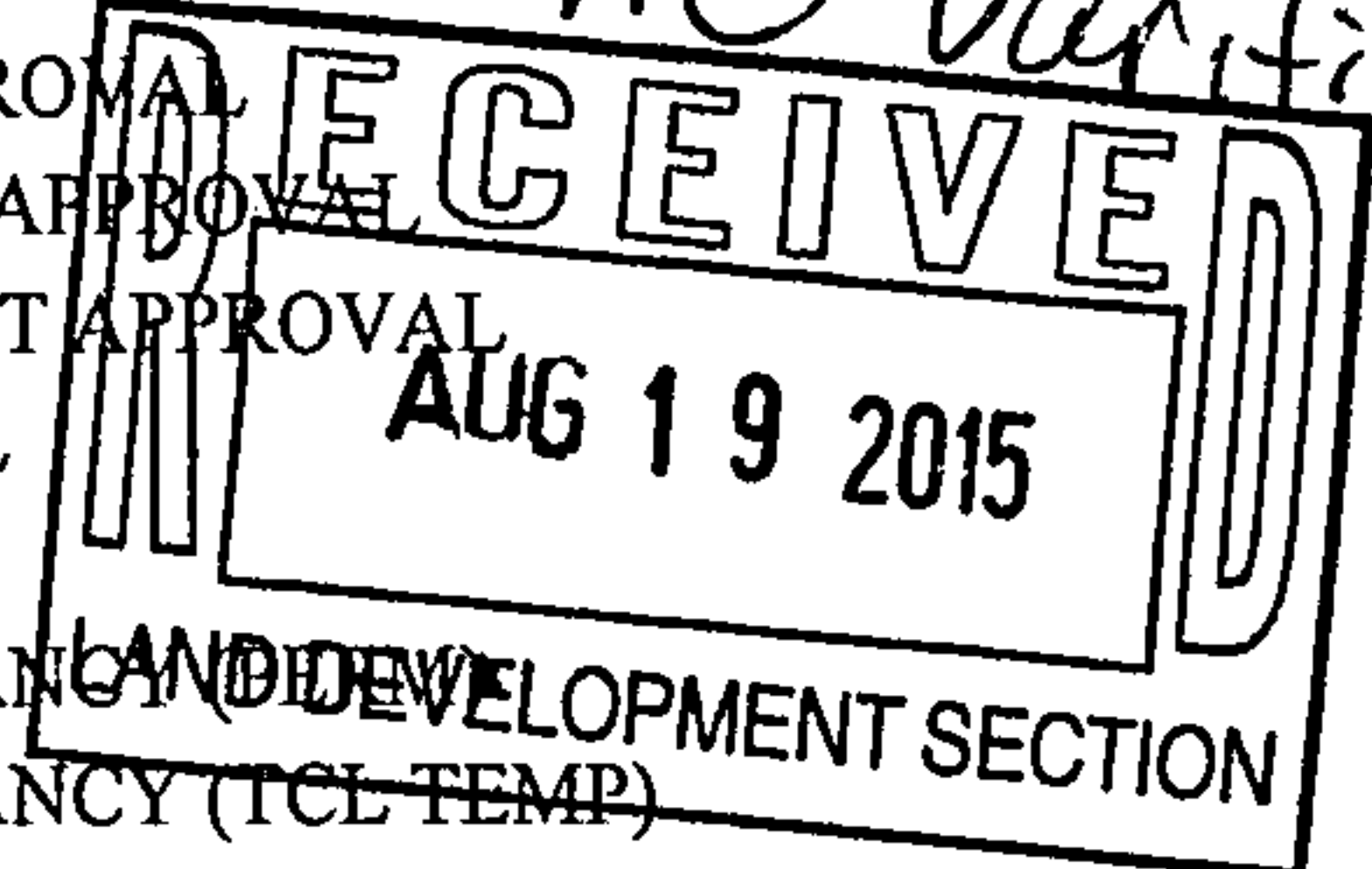
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: August 20, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Wednesday, August 19, 2015 4:36 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas Hydro & TCL Cert

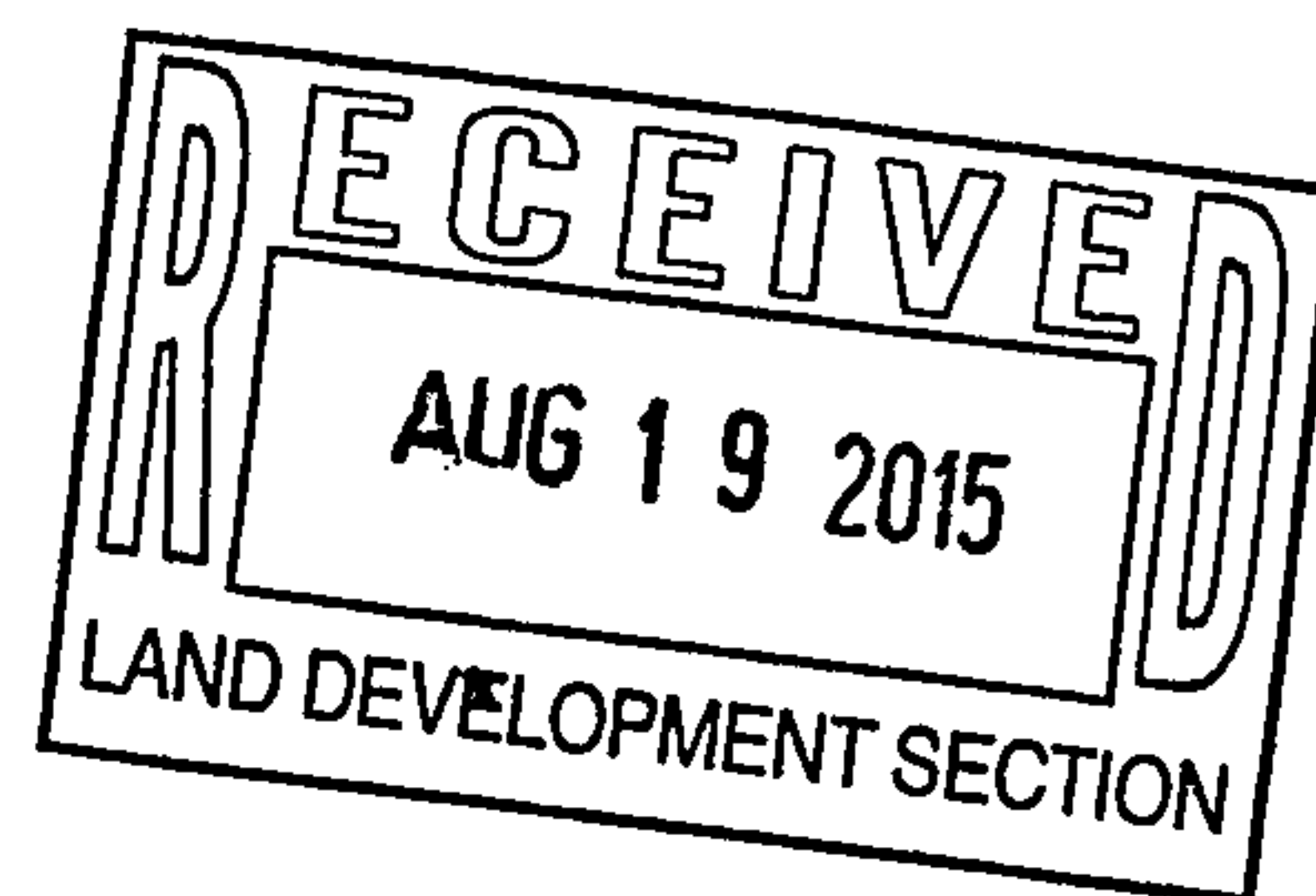
Please see our submittal for Hydrology and Transportation Certs for buildings 9, 11, 12 and maintenance building.

Use the following link to download files.

<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD1982015163427>

NOTE: These files will expire in 14 days from the time this email was generated.

Using Gmail and IE? Please right click on the link and select Open in new window.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

September 22, 2015

Glenn Broughton
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson St NE
Albuquerque, NM 87109

**Re: Andalusia Villas Maintenance Building
Certificate of Occupancy – Transportation Development
Administrative Amendment 2-3-12(E12-D015C)
Certification dated 8-17-15**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 8-19-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

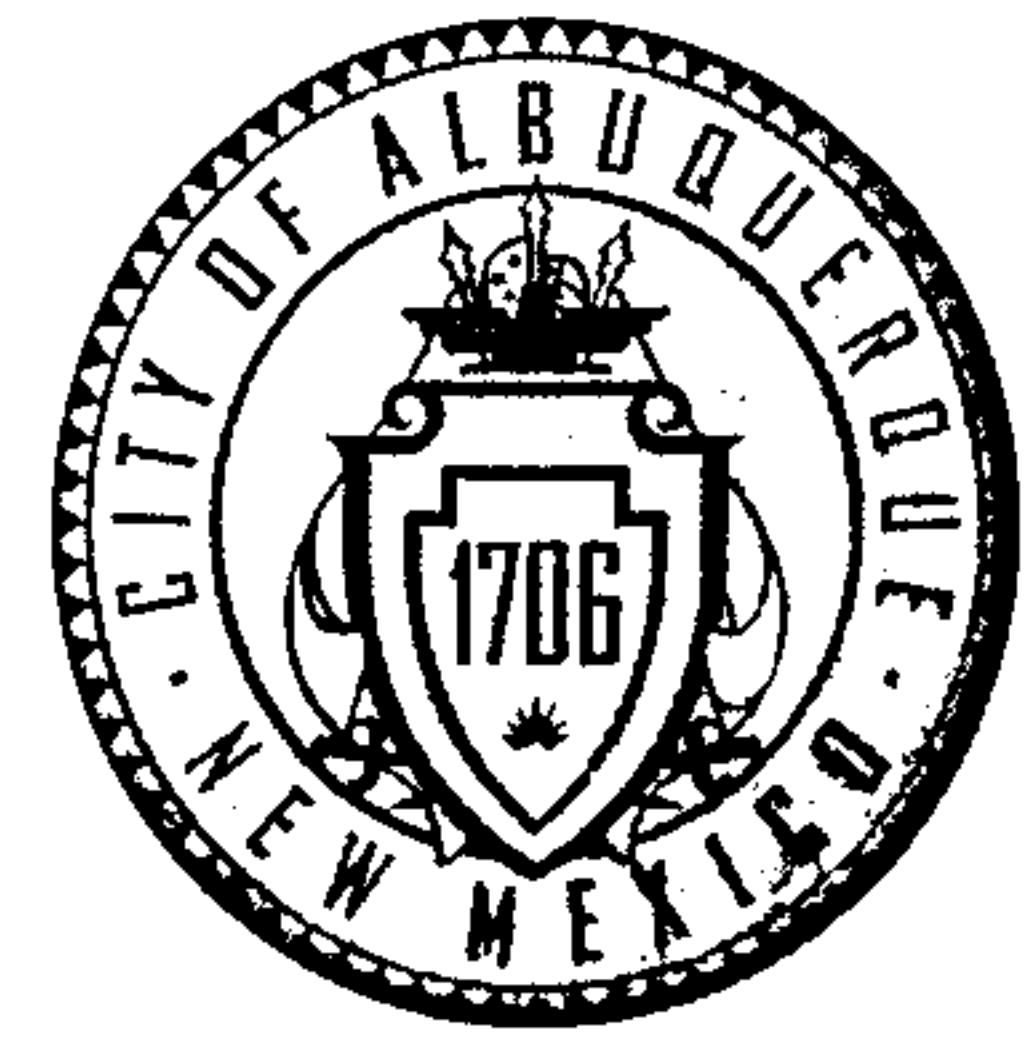
If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\ via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 24, 2015

Glenn Broughton
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson St NE
Albuquerque, NM 87109

**Re: Andalusia Villas Buildings 9, 11 & 12
Certificate of Occupancy – Transportation Development
Administrative Amendment 2-3-12(E12-D015C)
Certification dated 8-17-15**

Dear Mr. Broughton,

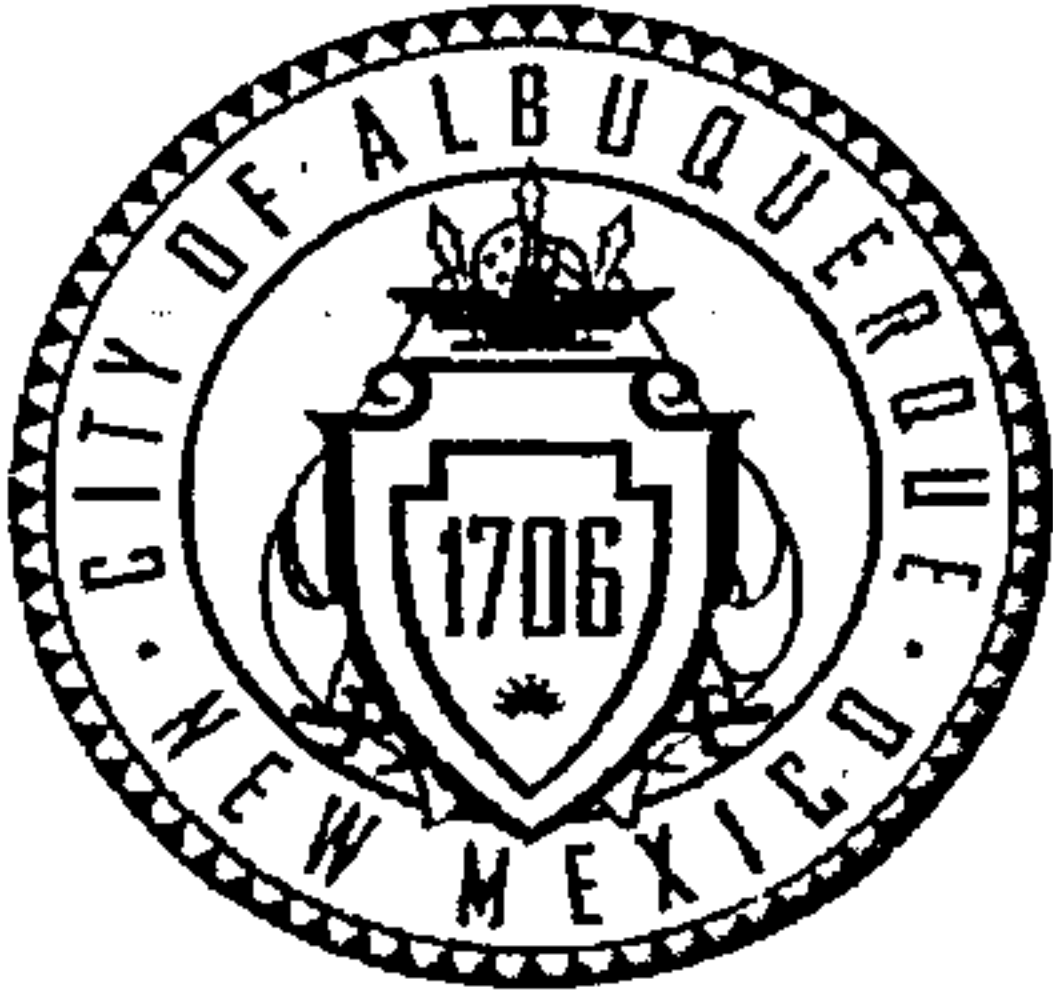
Based upon the information provided in your submittal received 8-19-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\ via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

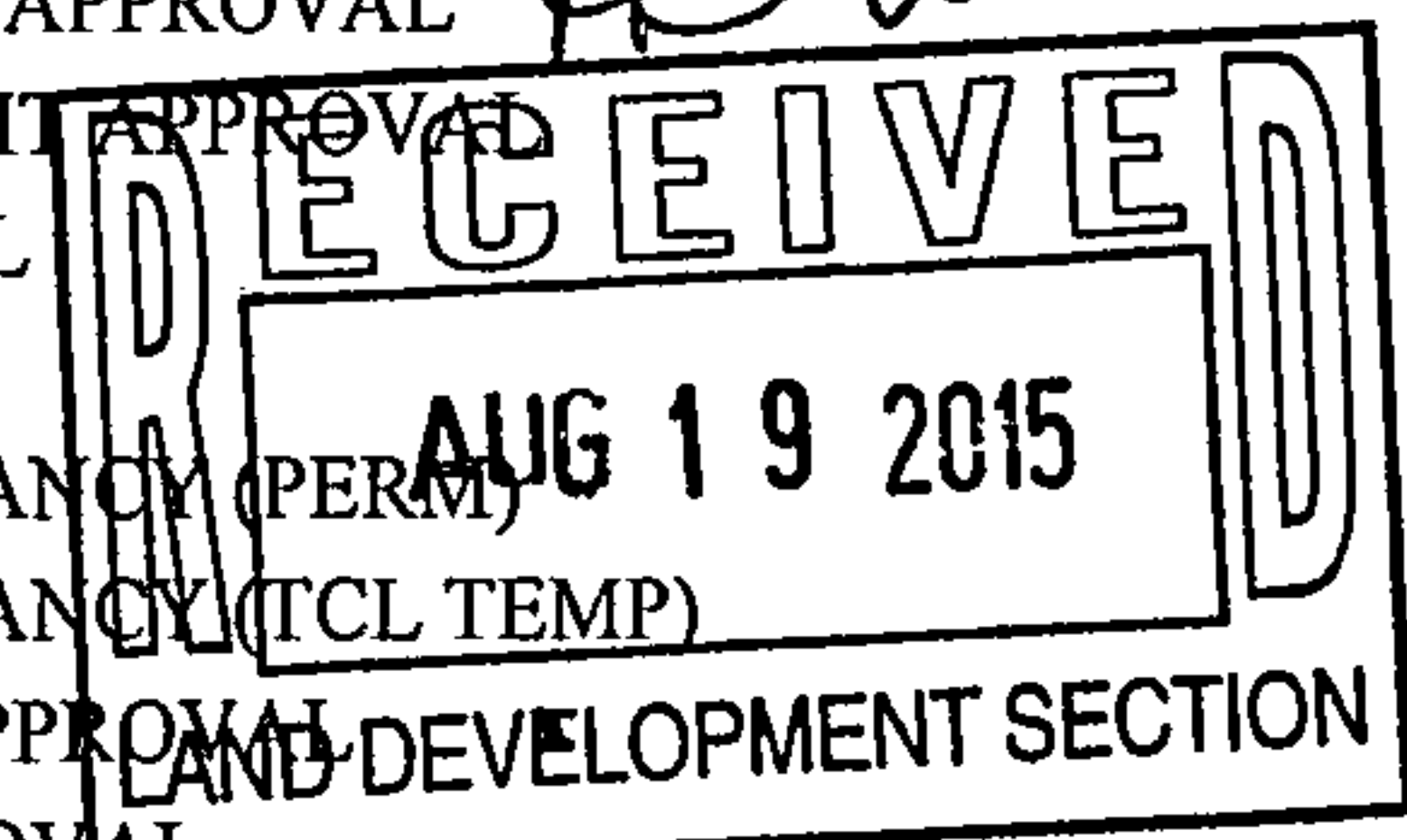
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ GRADING PLAN
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- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: August 20, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Glenn Broughton

From: Glenn Broughton
Sent: Wednesday, August 19, 2015 4:36 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas Hydro & TCL Cert

Please see our submittal for Hydrology and Transportation Certs for buildings 9, 11, 12 and maintenance building.

Use the following link to download files.

<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD1982015163427>

NOTE: These files will expire in 14 days from the time this email was generated.

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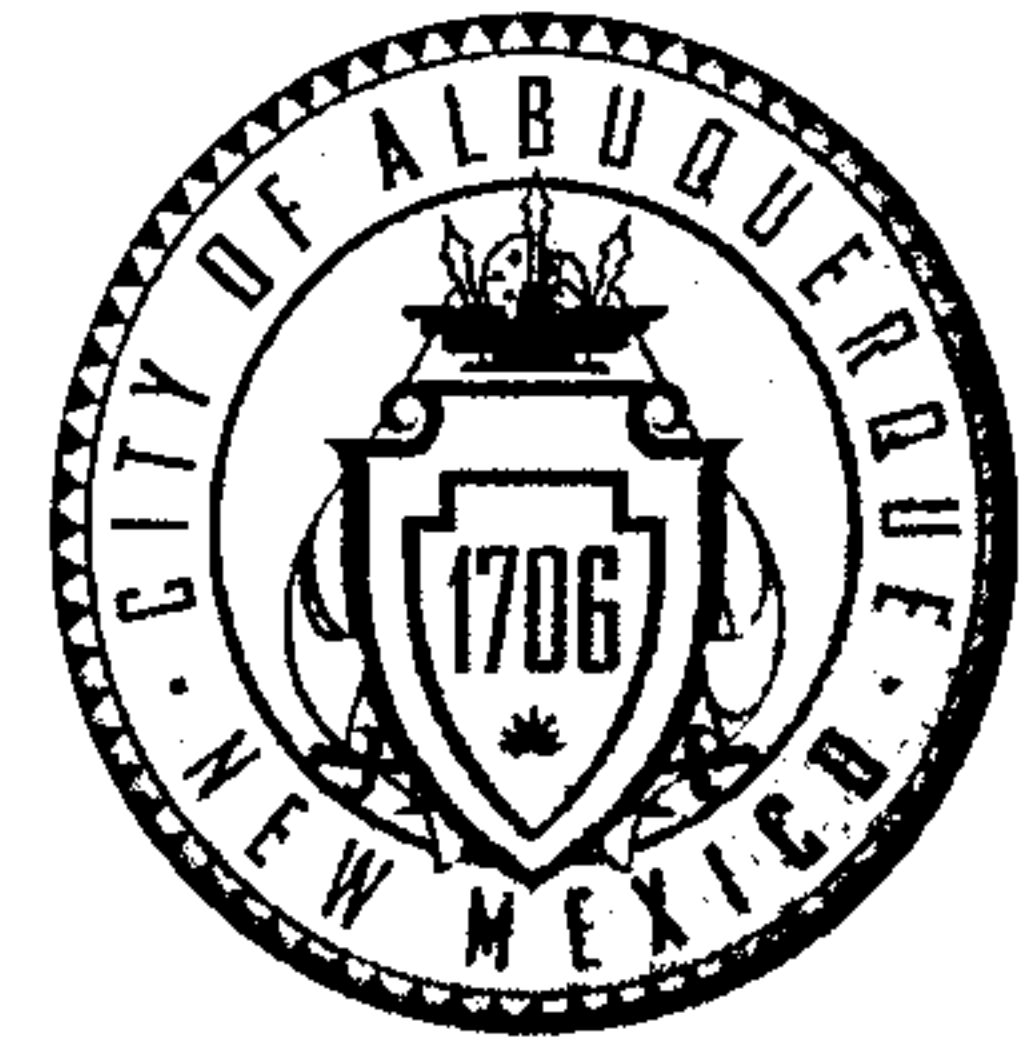


Angelo
Gallegos

319-9904

Angelo.gallegos50@gmail.com.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

May 29, 2015

Glenn Broughton
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson St NE
Albuquerque, NM 87109

**Re: Andalusia Villas Buildings 14 & 15
Certificate of Occupancy – Transportation Development
Administrative Amendment 2-3-12(E12-D015C)
Certification dated 5-26-15**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 5-25-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

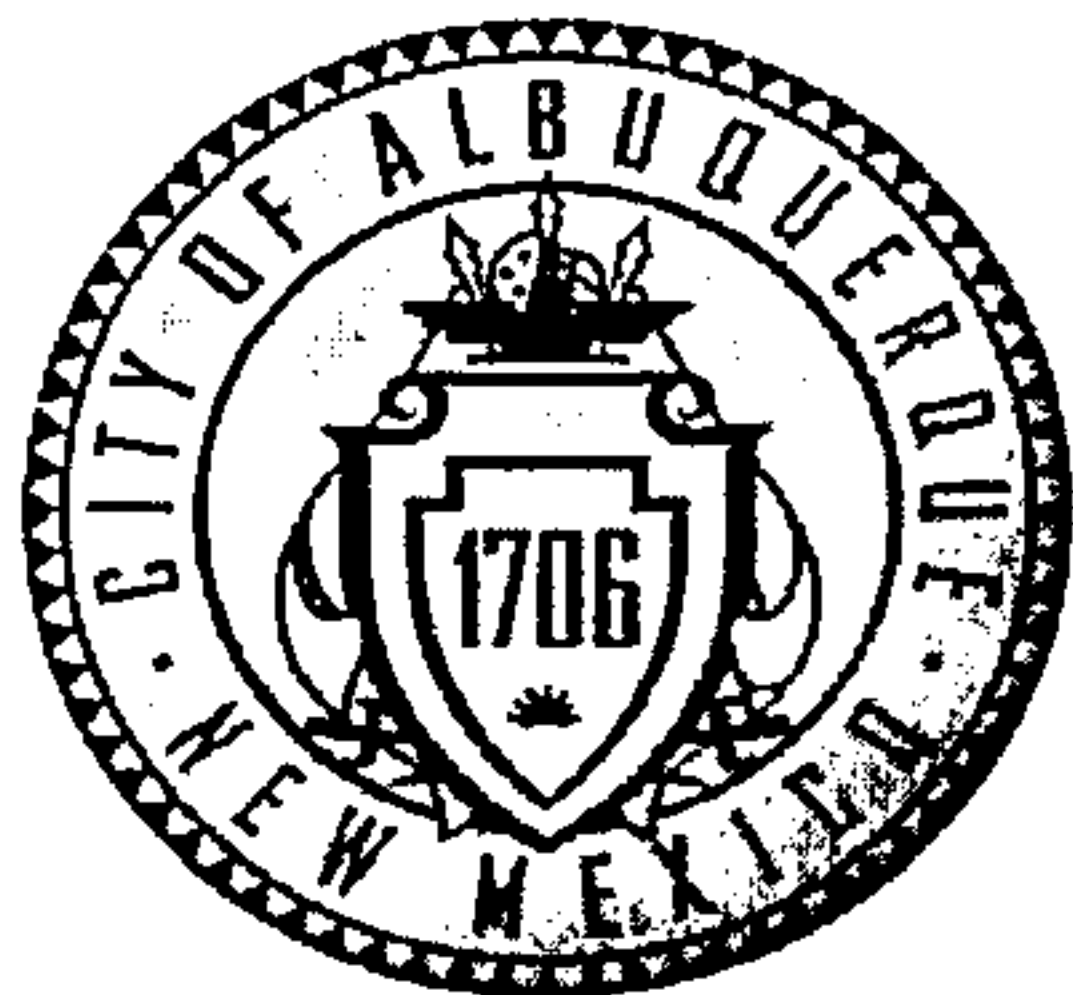
If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk

Release CD



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C
DRB#: 1004473 EPC#: _____ Work Order#: _____
Legal Description: Tract 6, North Andalucia at La Luz
City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello
Address: P.O. Box 6155 Bossier City, LA 71171
Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

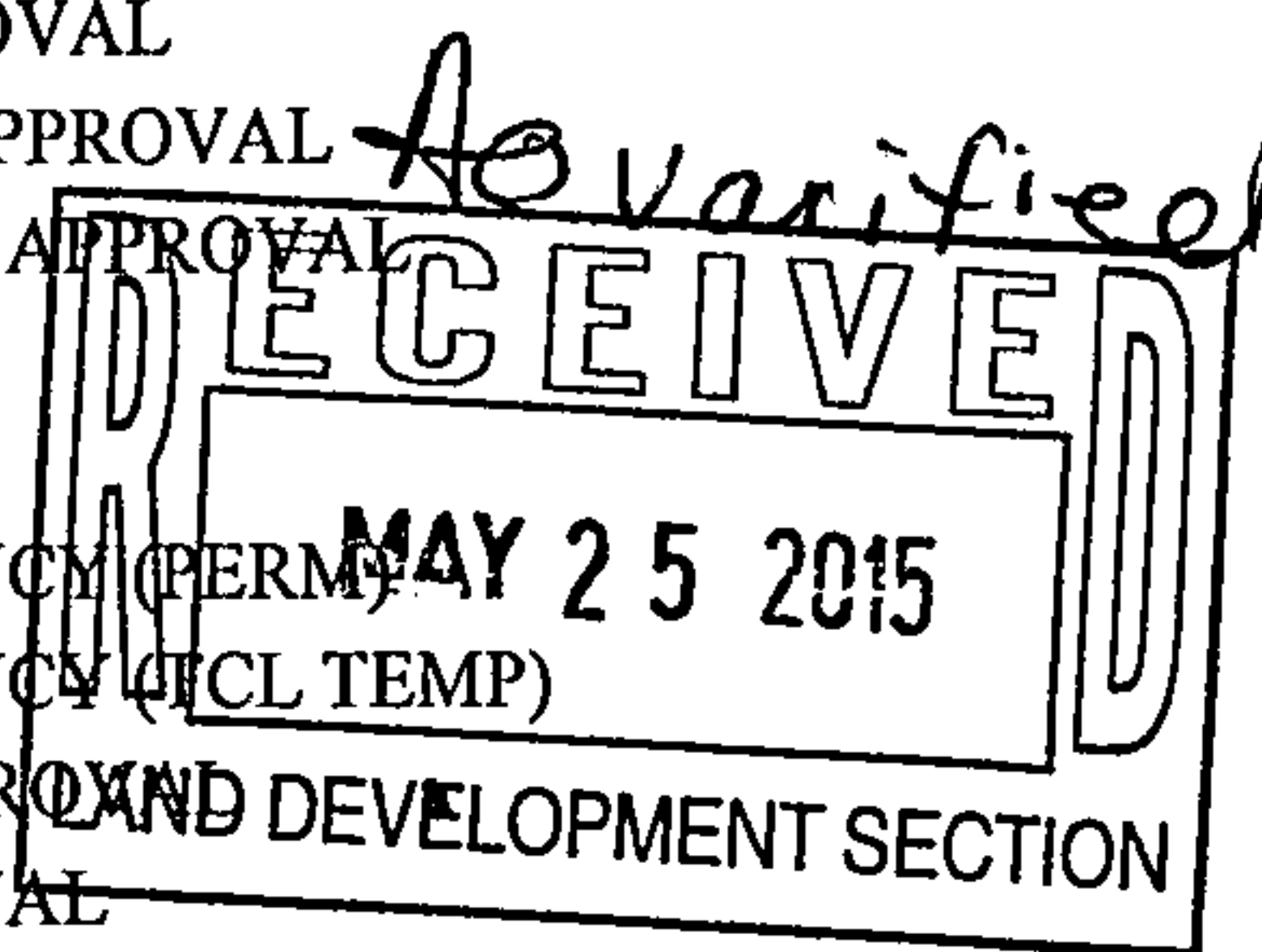
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: May 26, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Tuesday, May 26, 2015 12:14 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas Perm CO Hydro Buildings 15 & 18 / Trans Buildings 14 & 15

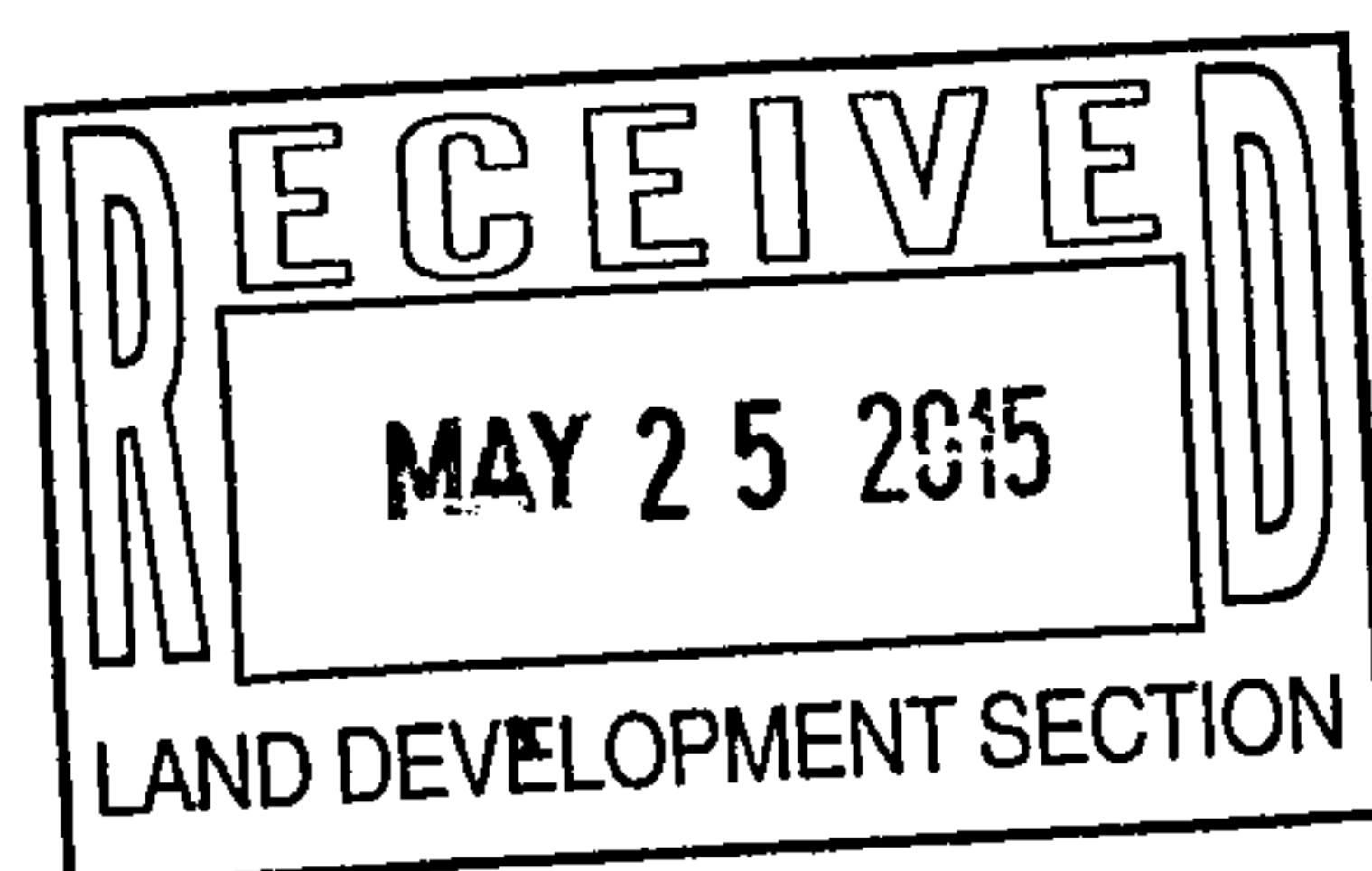
This Submittal is requesting Permanent CO from Transportation for Buildings 14 and 15 as well as Hydrology for Buildings 15 and 18.

Use the following link to download files.

<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD2652015121126>

NOTE: These files will expire in 14 days from the time this email was generated.

Using Gmail and IE? Please right click on the link and select Open in new window.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

Monday, April 20, 2015

Glen Broughton, PE
Bohanna Huston
Courtyard 1
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia Villas, Buildings 15 & 16
5300 Antequera Rd. NW
Transportation Development – Certificate of Occupancy
Administrative Amendment dated 2-3-12 (E12-D015C)
Certification date 4-13-15**

Based upon the information provided in your submittal received 4-13-15,
Transportation Development cannot issue a Permanent Certificate of Occupancy.
Prior to the issuing of a Certificate of Occupancy for buildings 15 & 16, the following
punch list must be completed:

PO Box 1293

Albuquerque

New Mexico 87103

1. Removal of construction fencing.
2. Removal of construction equipment.
3. Removal of dirt piles in access isles.
4. Repair of sink hole in pavement.

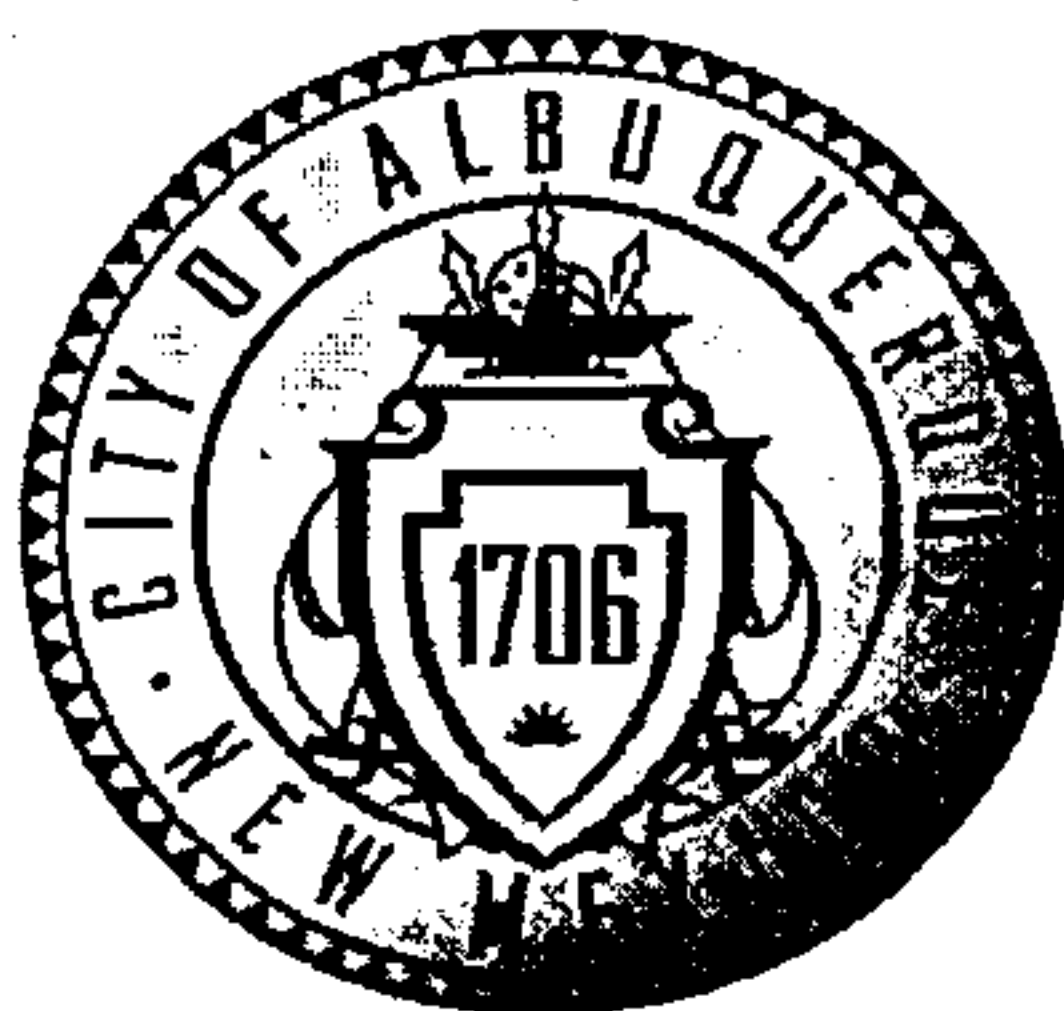
If you have any questions, please contact me at (505)924-3630.

Sincerely,

www.cabq.gov

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Bldg 18+16 Building Permit #: _____ City Drainage #: E12/D015C
DRB#: 1004473 EPC#: _____ Work Order#: _____
Legal Description: Tract 6, North Andalucia at La Luz
City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello
Address: P.O. Box 6155 Bossier City, LA 71171
Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

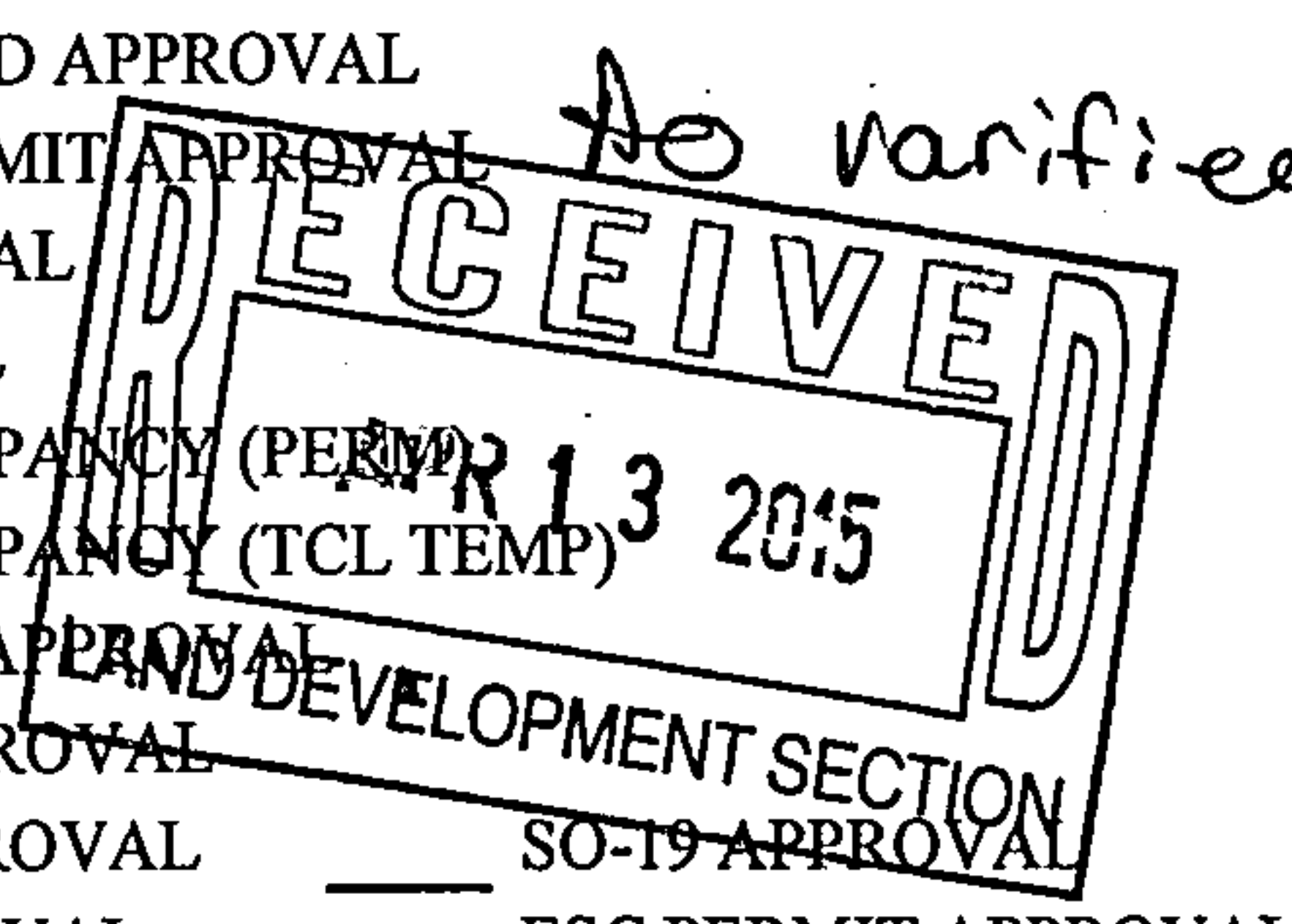
Contractor: _____ Contact: _____
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☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERT (TCL)
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☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
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WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 13, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Glenn Broughton

From: Glenn Broughton
Sent: Monday, April 13, 2015 9:41 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas Buildings 3, 4, 13 through 18

Good Morning Monica,

We are submitting our request for Hydrology and TCL permanent CO. This is for buildings 3, 4, and 13 through 18. The request is being done in groups of two buildings per submittal for a total of 4 separate submittals for hydrology and TCL.

The file size is too large to email, but you can use the following link to download the submittal.
<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD134201593937>

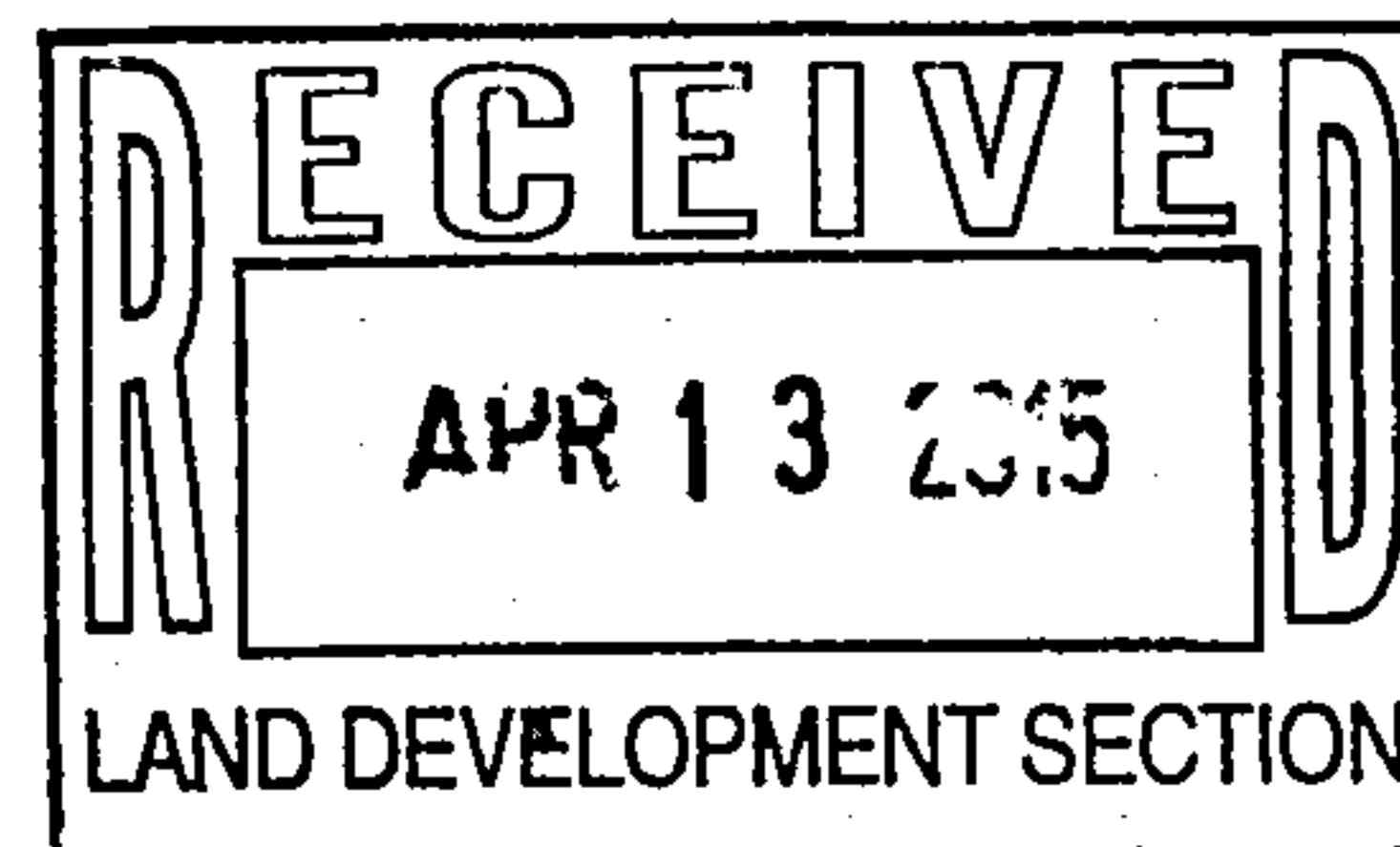
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.



April 13, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

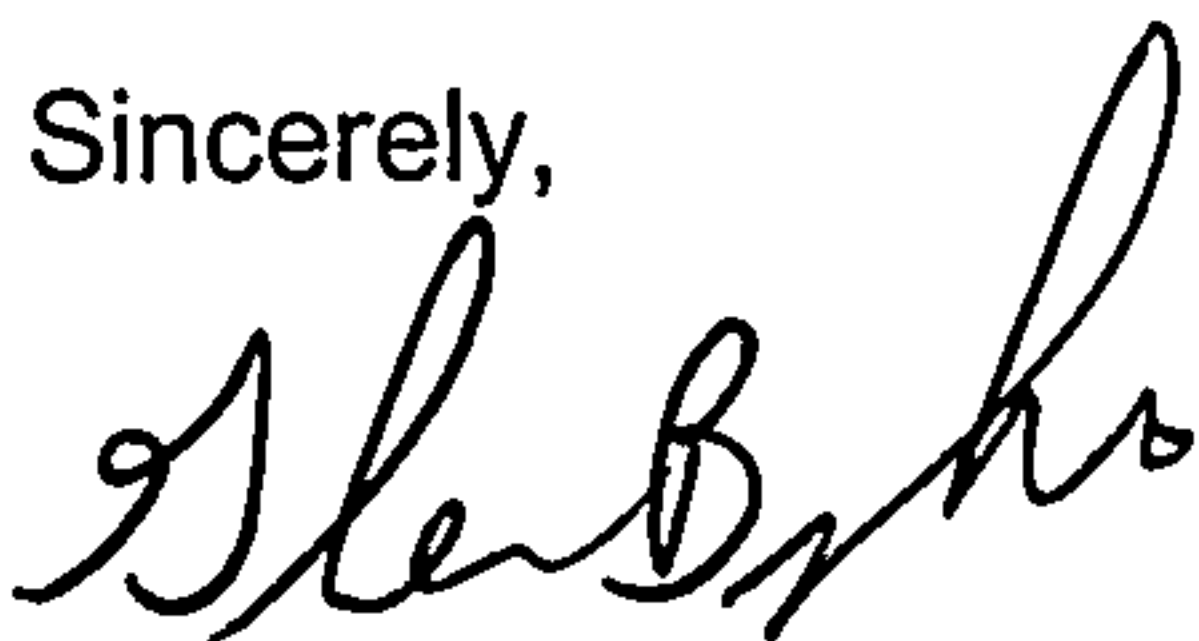
Re: Traffic Circulation Layout Engineer's Certification – Buildings 15 and 16
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on April 1, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

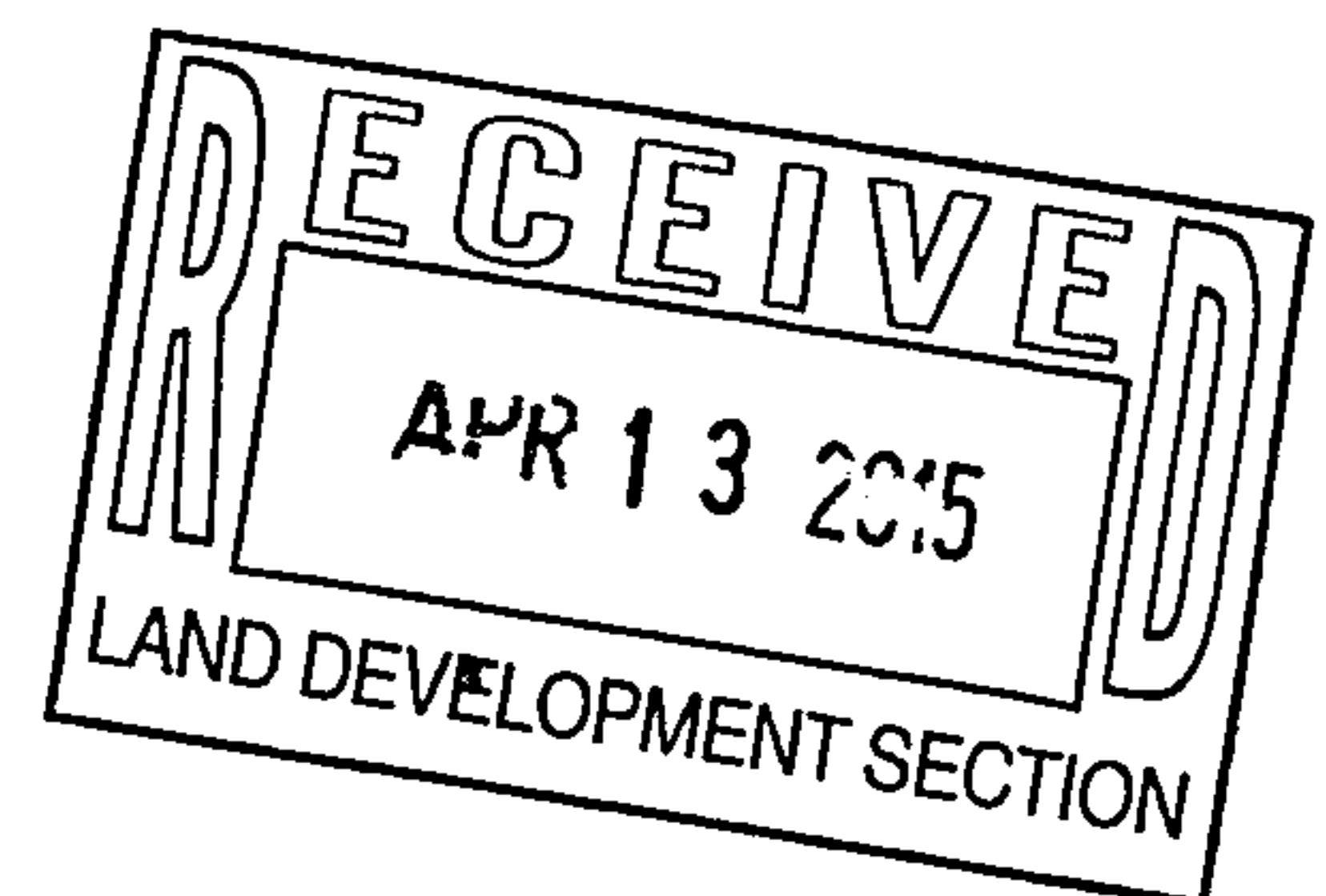
Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

Monday, April 20, 2015

Glen Broughton, PE
Bohanna Huston
Courtyard 1
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia Villas, Buildings 13 & 14
5300 Antequera Rd. NW
Transportation Development – Certificate of Occupancy
Administrative Amendment dated 2-3-12 (E12-D015C)
Certification date 4-13-15**

Based upon the information provided in your submittal received 4-13-15,
Transportation Development cannot issue a Permanent Certificate of Occupancy.
Prior to the issuing of a Certificate of Occupancy for buildings 13 & 14, the following
punch list must be completed:

PO Box 1293

Albuquerque

New Mexico 87103

1. Removal of construction fencing.
2. Removal of construction equipment.
3. Removal of dirt piles in access isles.
4. Repair of sink hole in pavement.

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

www.cabq.gov

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Bldg 13 + 14 Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

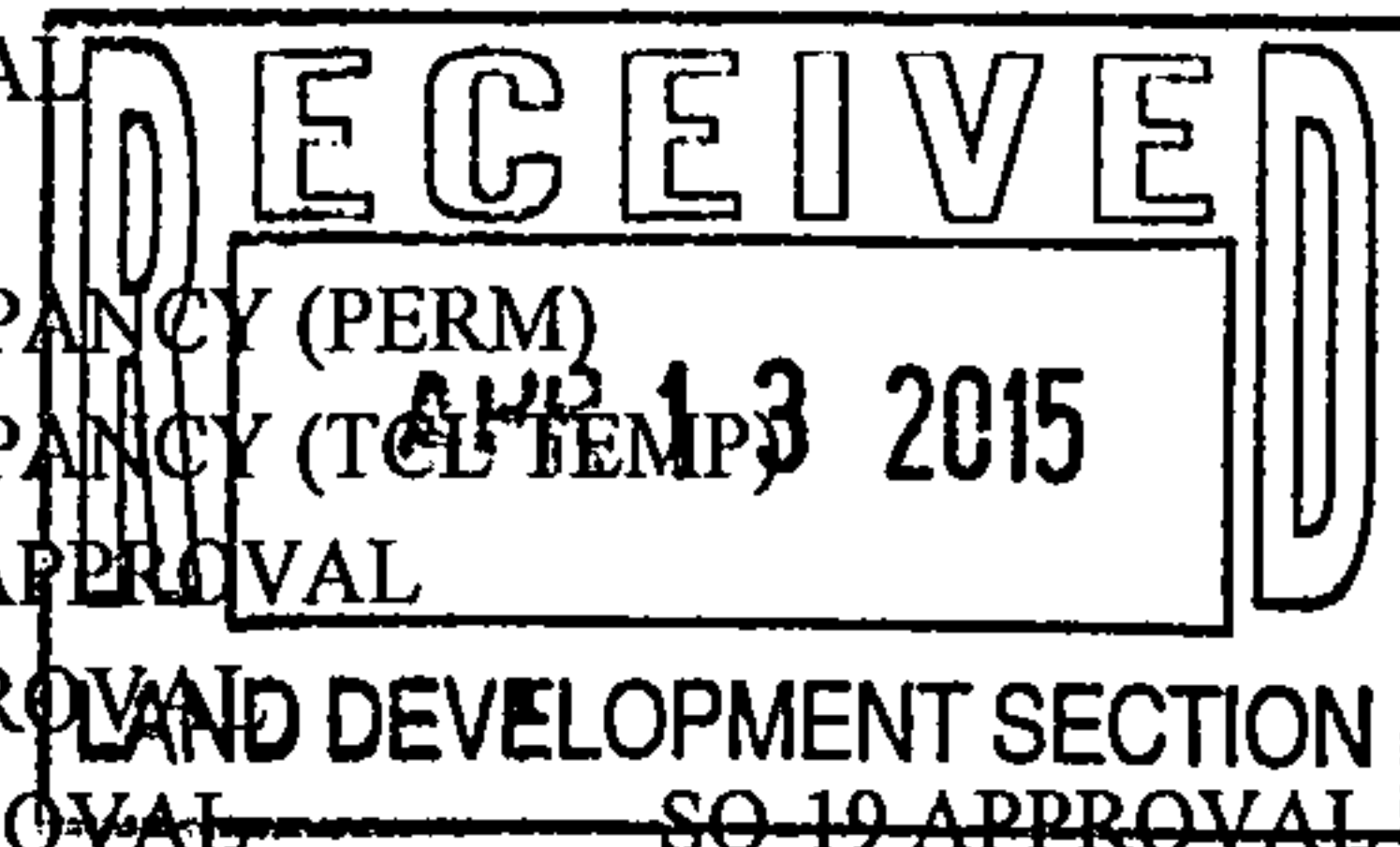
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL *As verified*
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 13, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Monday, April 13, 2015 9:41 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas Buildings 3, 4, 13 through 18

Good Morning Monica,

We are submitting our request for Hydrology and TCL permanent CO. This is for buildings 3, 4, and 13 through 18. The request is being done in groups of two buildings per submittal for a total of 4 separate submittals for hydrology and TCL.

The file size is too large to email, but you can use the following link to download the submittal.
<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD134201593937>

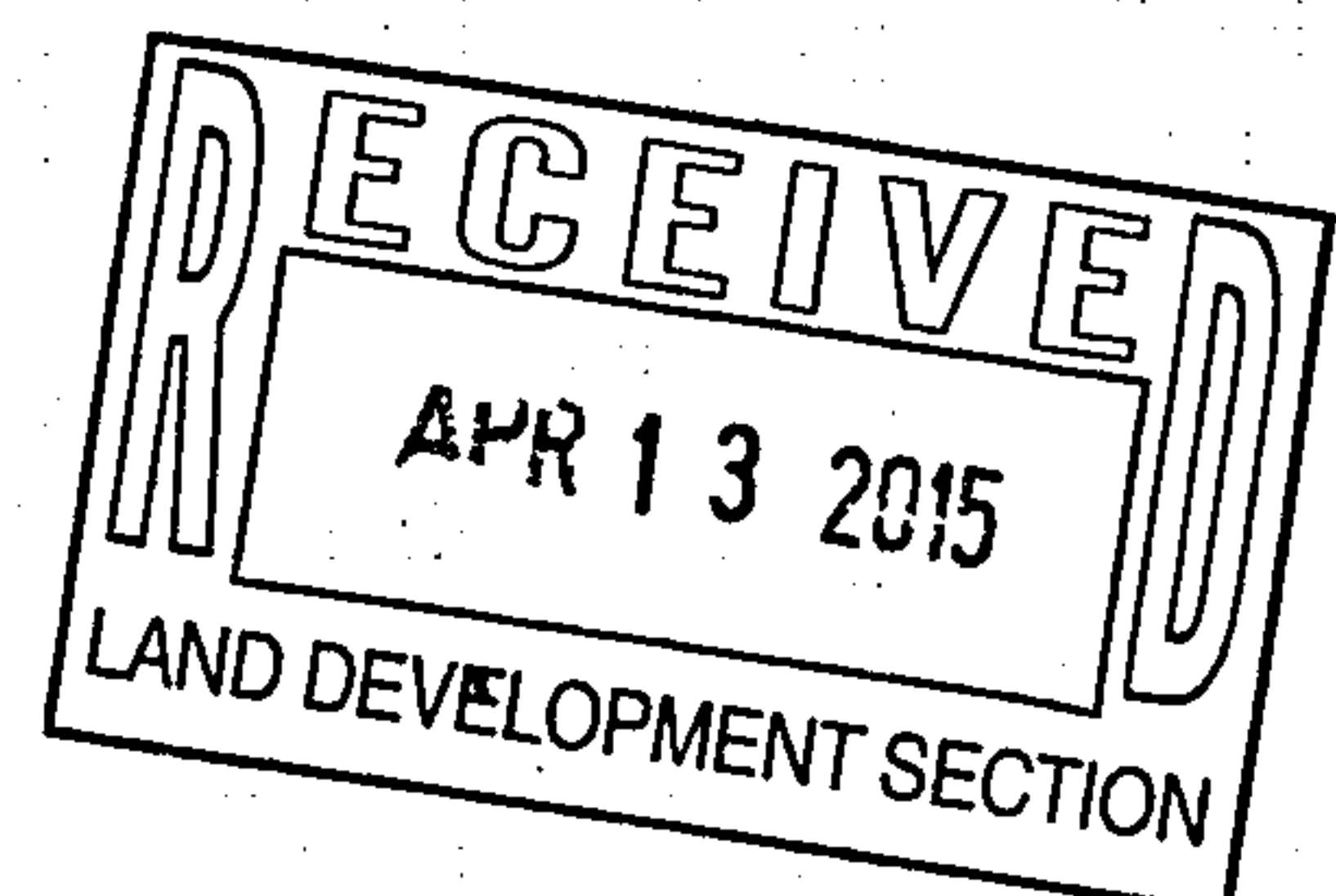
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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April 13, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

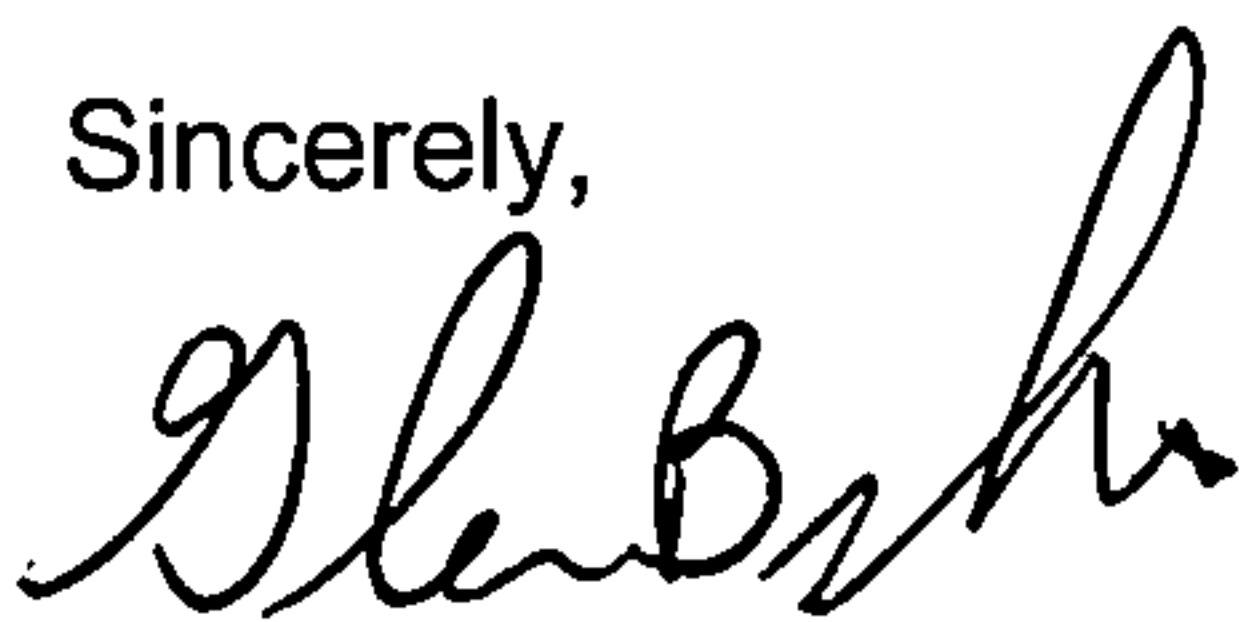
Re: Traffic Circulation Layout Engineer's Certification – Buildings 13 and 14
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on April 1, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

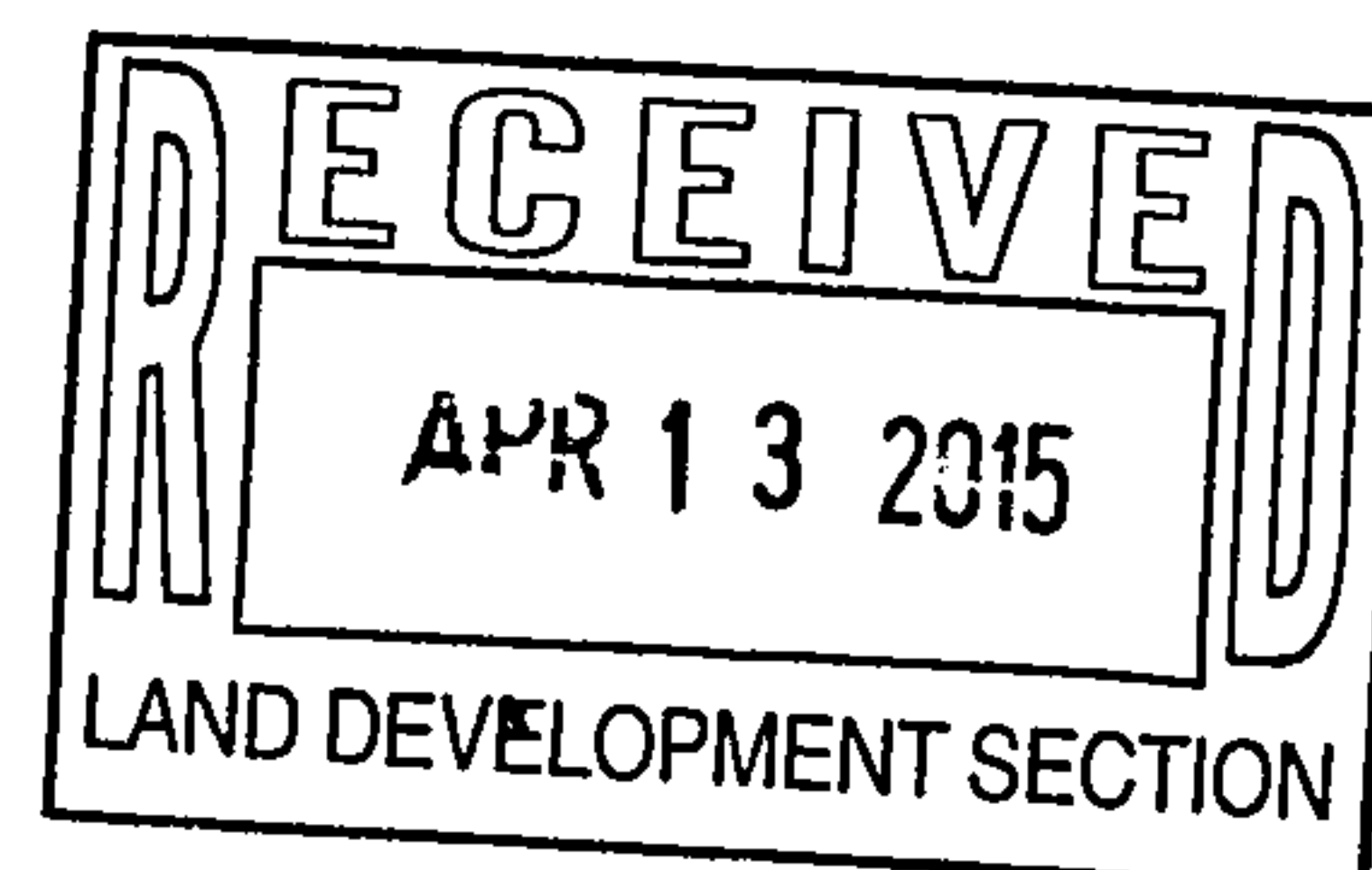
Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure

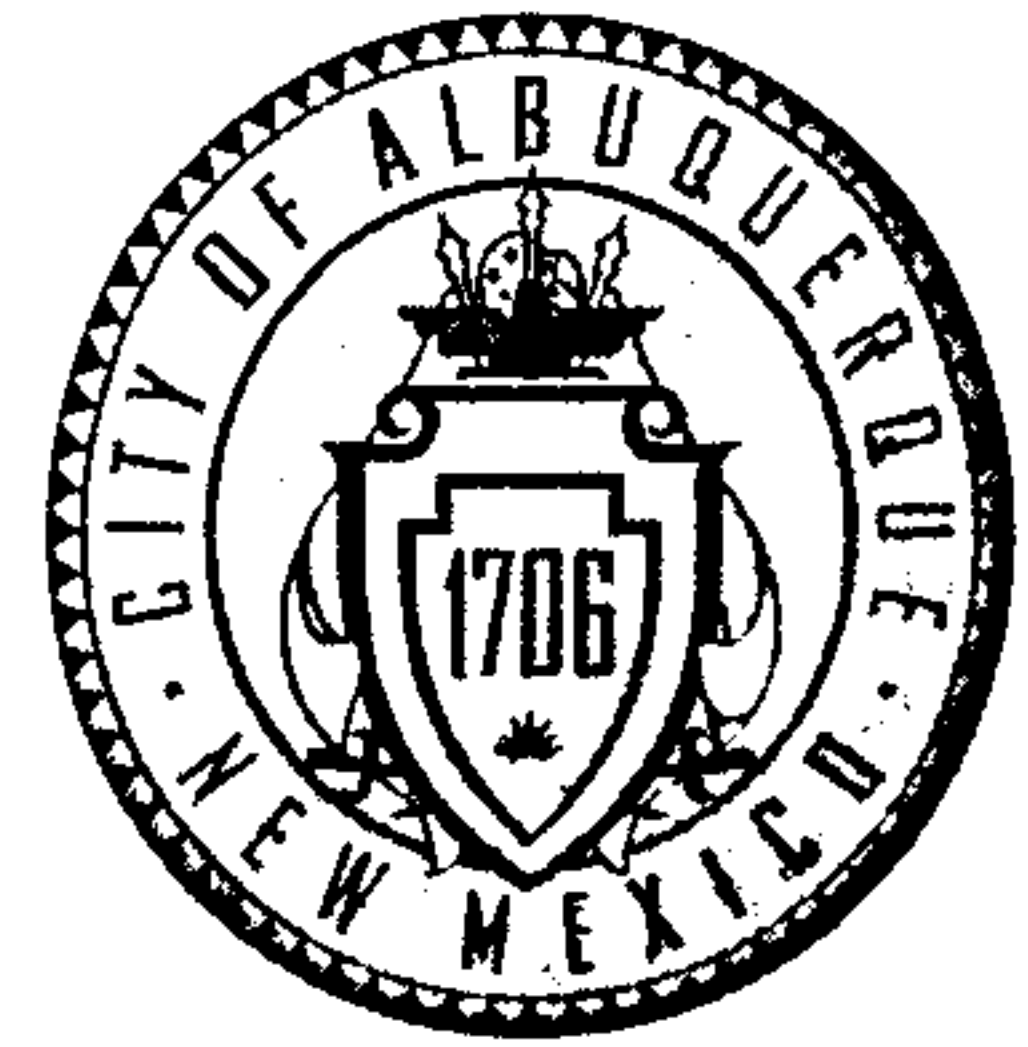


Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

April 17, 2015

Glen Broughton, P.E.
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalucia at La Luz
 Bldgs 3 & 4
 Certificate of Occupancy – Transportation Development
 AA Stamp dated 2-3-12 (E12-D015C)
 Certification dated 4-15-2015**

Dear Mr. Broughton,

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 4-13-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

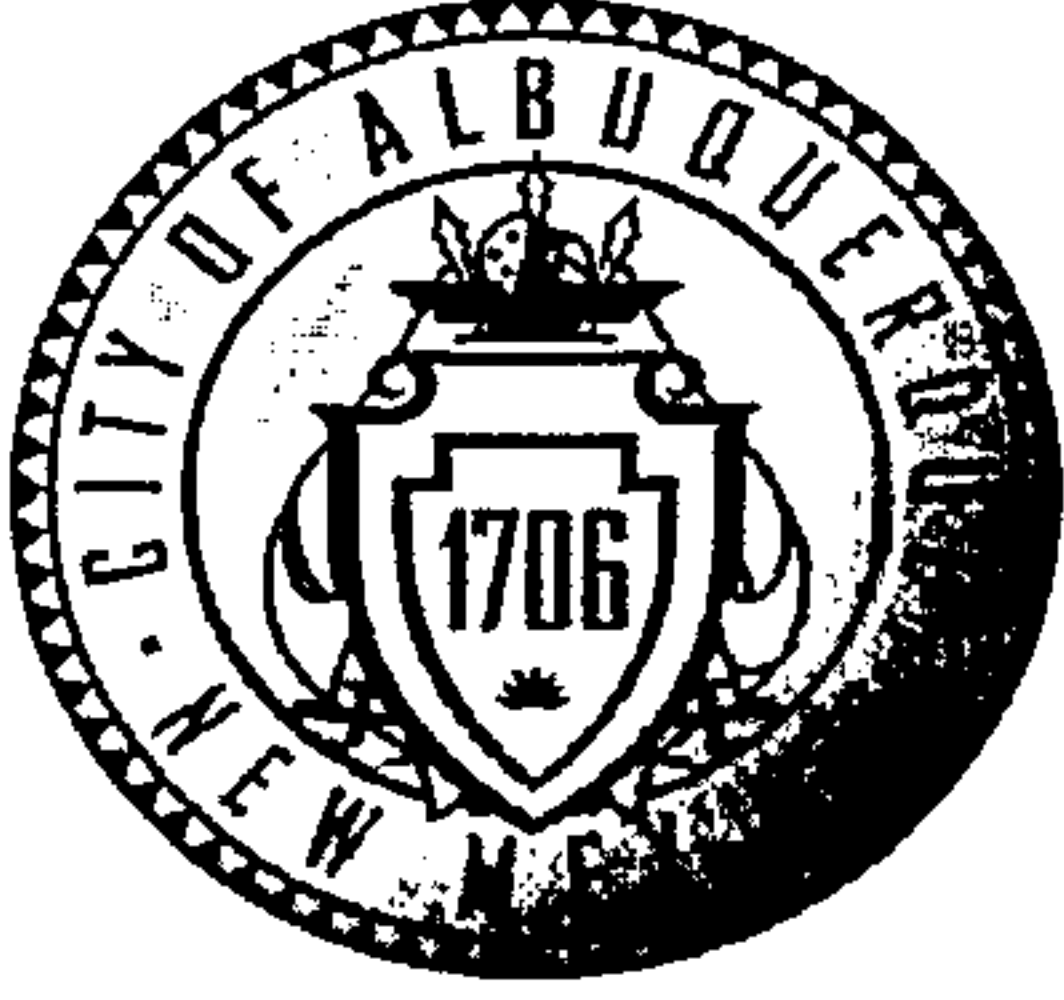
New Mexico 87103

Sincerely,

www.cabq.gov

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

c: File
 CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Bldg 3+4 Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: ~~Southeast corner of Oak St and Central Ave.~~ 5300 Antequera NW

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

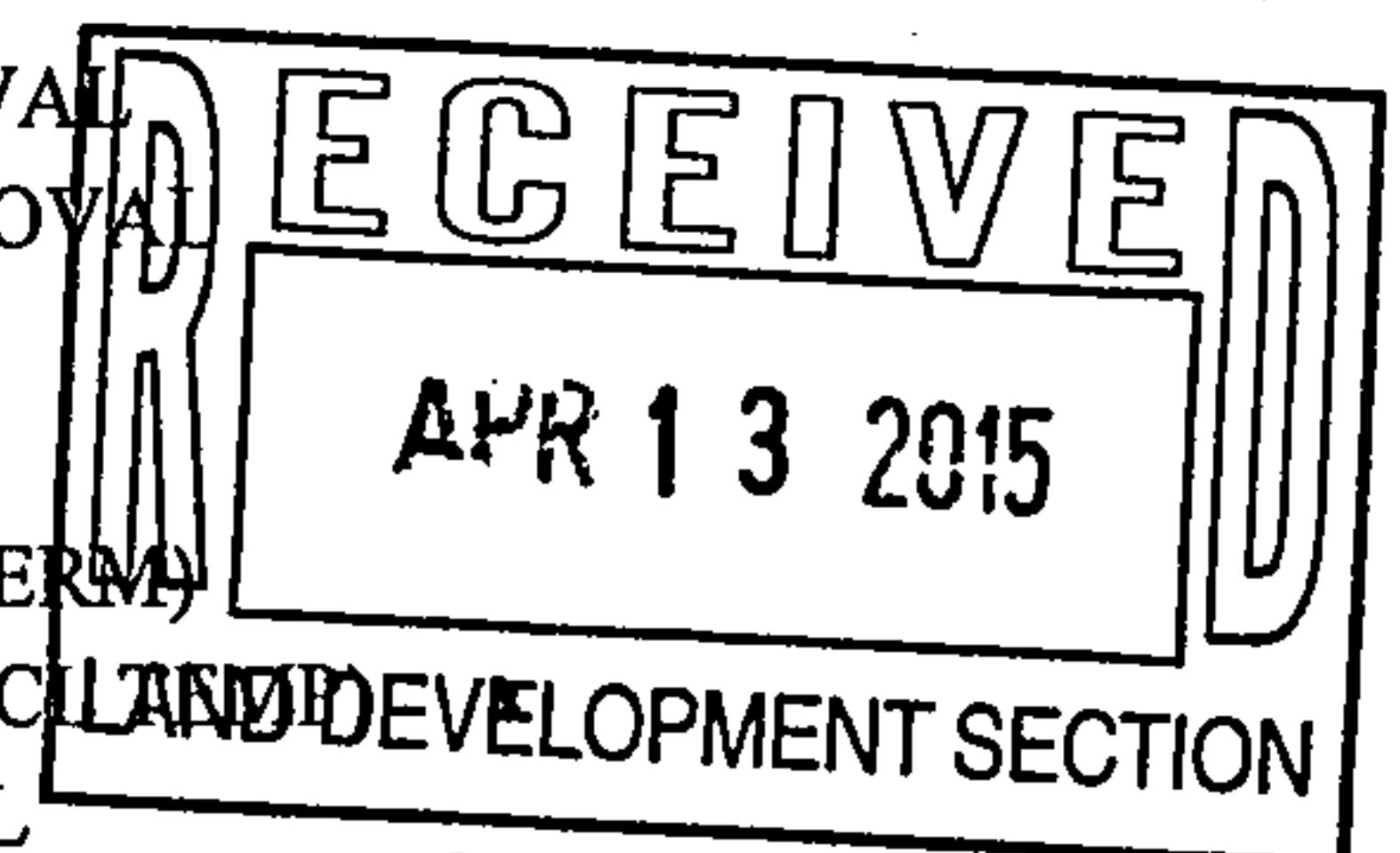
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
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- ☐ CERTIFICATE OF OCCUPANCY (TCL)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
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- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



Verified

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 13, 2015 By: Glenn Broughton

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 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
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Monday, April 13, 2015 9:41 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas Buildings 3, 4, 13 through 18

Good Morning Monica,

We are submitting our request for Hydrology and TCL permanent CO. This is for buildings 3, 4, and 13 through 18. The request is being done in groups of two buildings per submittal for a total of 4 separate submittals for hydrology and TCL.

The file size is too large to email, but you can use the following link to download the submittal.
<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD134201593937>

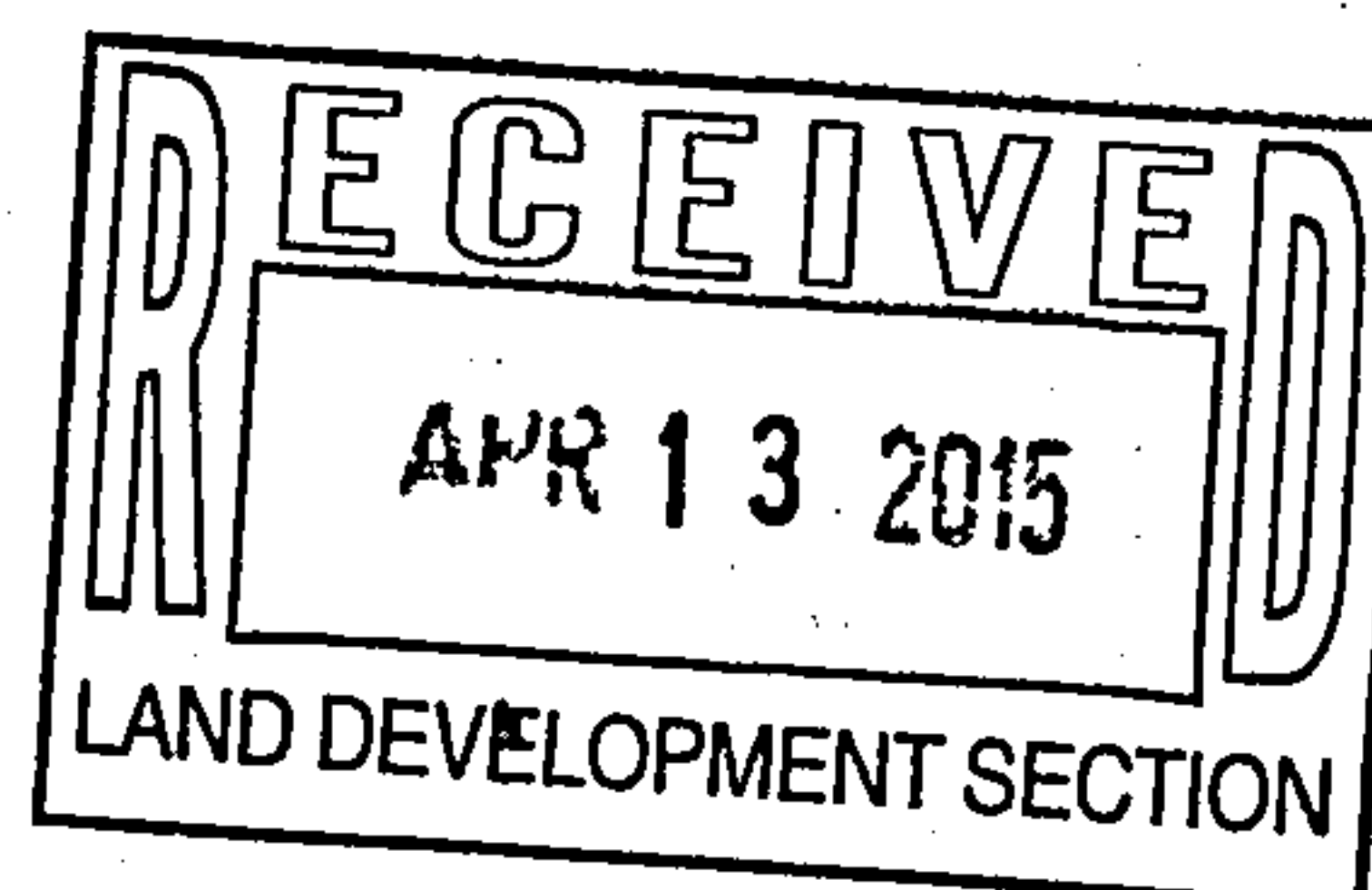
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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April 13, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

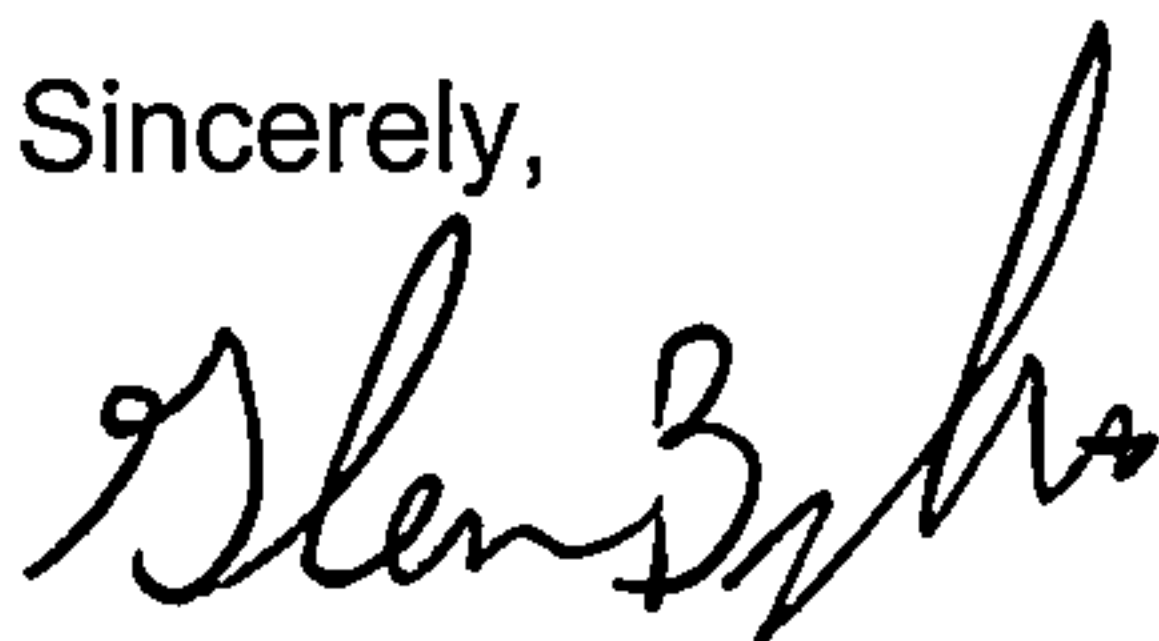
Re: Traffic Circulation Layout Engineer's Certification – Buildings 3 and 4
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on April 1, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

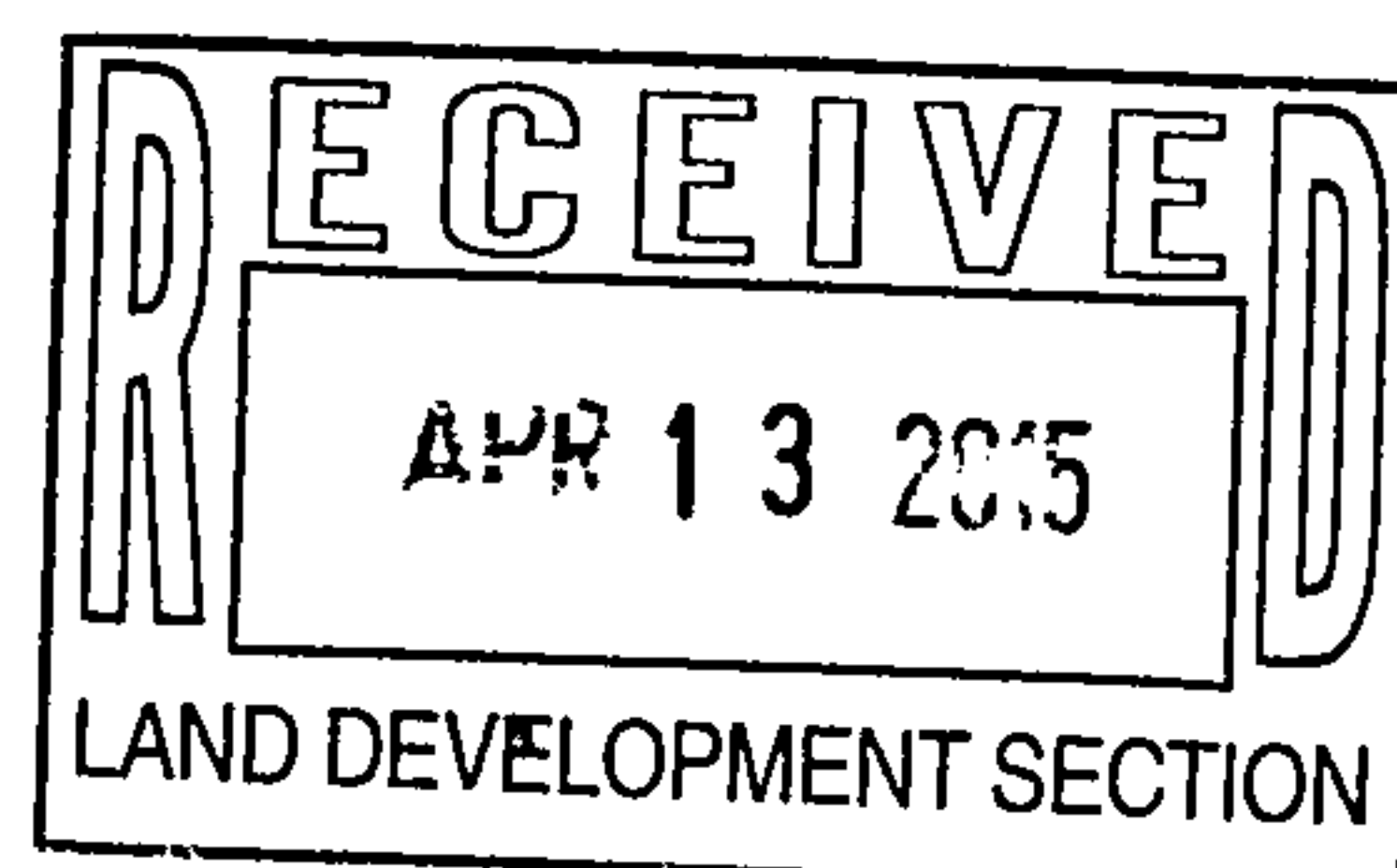
Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure

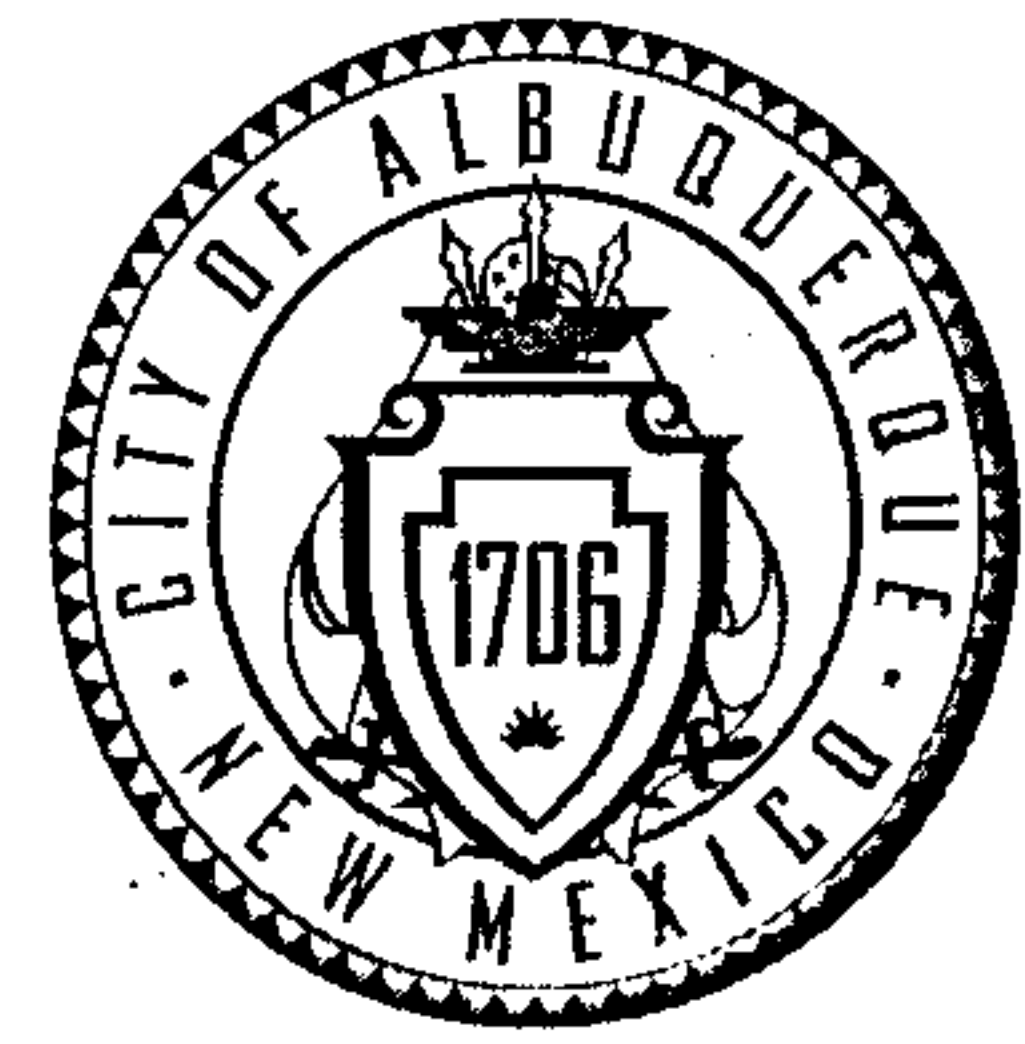


Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 30, 2014

Glenn Broughton, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

**Re: Andalucia Villas, 5300 Antequera Rd. NW – Buildings 5, 6 and Clubhouse
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 02-03-14 (E12-D015C)
Certification dated 10-23-14**

Dear Mr. Broughton,

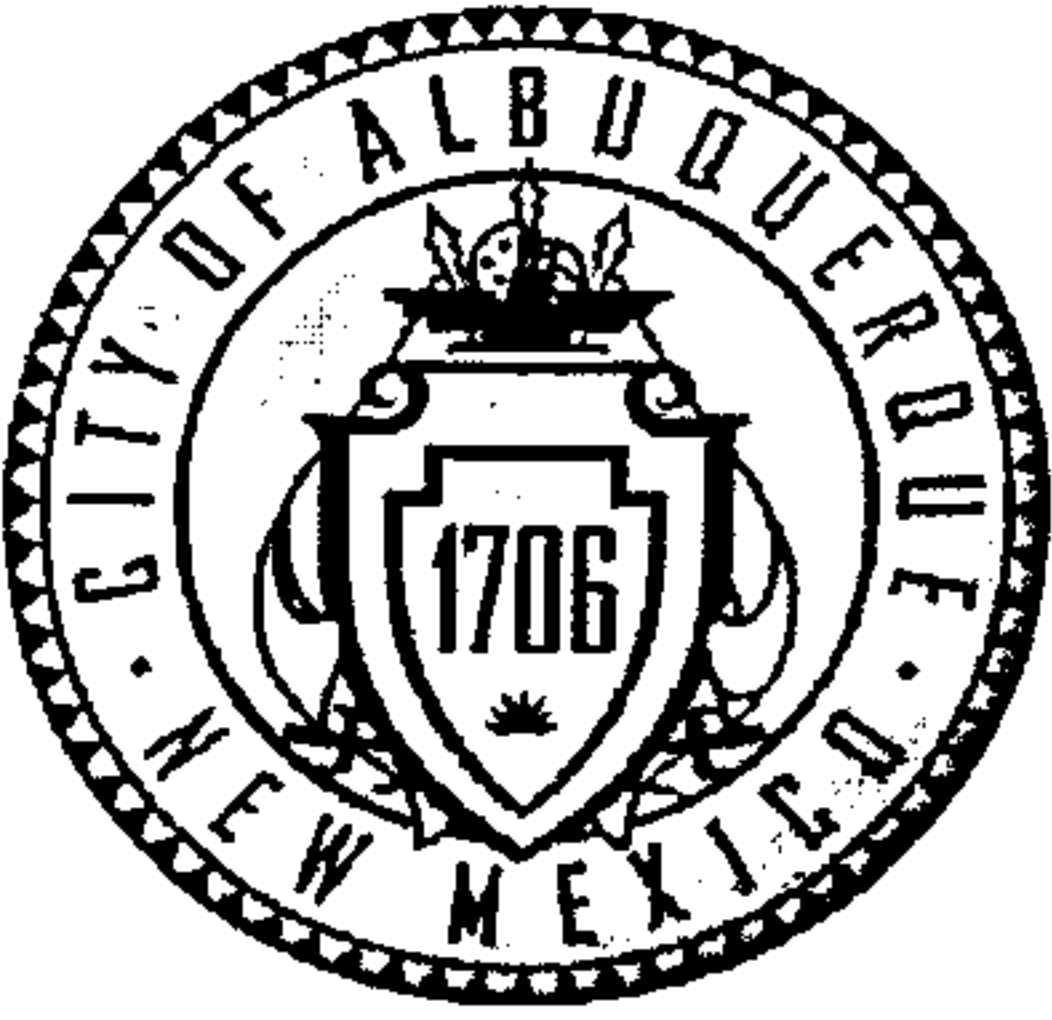
Based upon the information provided in your submittal received 10-24-14 and the pictures received on 10-30-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Buildings 5, 6 and the clubhouse only. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy for Buildings 5, 6 and the Clubhouse only to be issued by the Building and Safety Division.

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

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

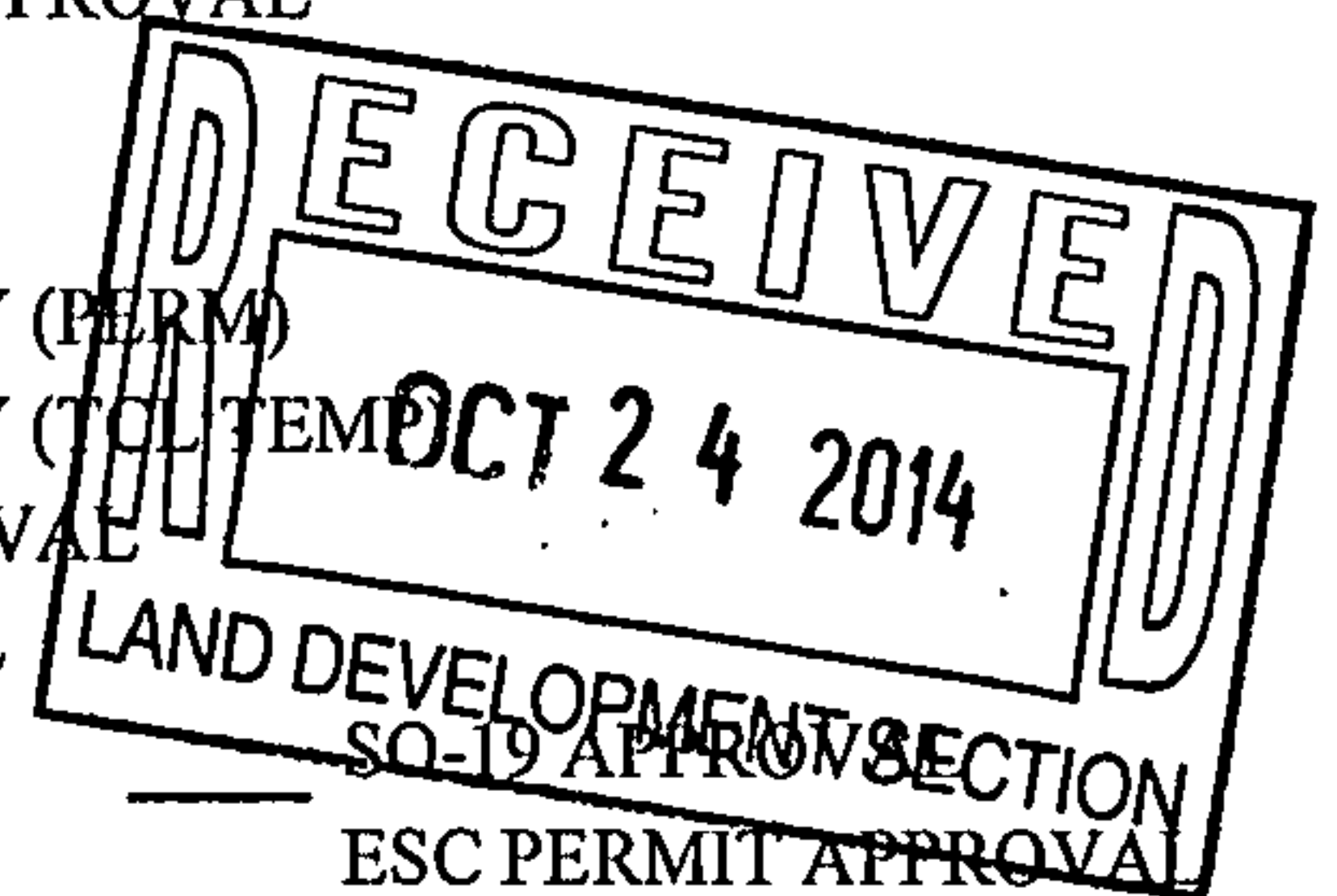
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: October 23, 2014 By: Glenn Broughton

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 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
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

October 23, 2014

Ms. Kristal Metro P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification – Buildings 5, 6 and Clubhouse,
Andalucia Villas (F12)

Dear Kristal:

Enclosed for your review is the approved Site Plan dated 2/3/2012. I visited the site on 10/23/14 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan. Deficiencies to be completed are noted on the site plan.

Your review and approval is requested for a **Temporary Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Glenn Broughton

From: Glenn Broughton
Sent: Friday, October 24, 2014 7:54 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Subject: Andalucia TCL Cert - DRB # 1004473
Attachments: TCL Cert Temp CO Buildings 5,6&CH.pdf; Trans Cert Letter.pdf; Drainage Info Sheet.pdf

Good Morning Monica,

We are submitting the TCL certification for Andalucia Villas. We are requesting a Temporary CO for Buildings 5, 6 and the Clubhouse. We will submit the hardcopy this morning.

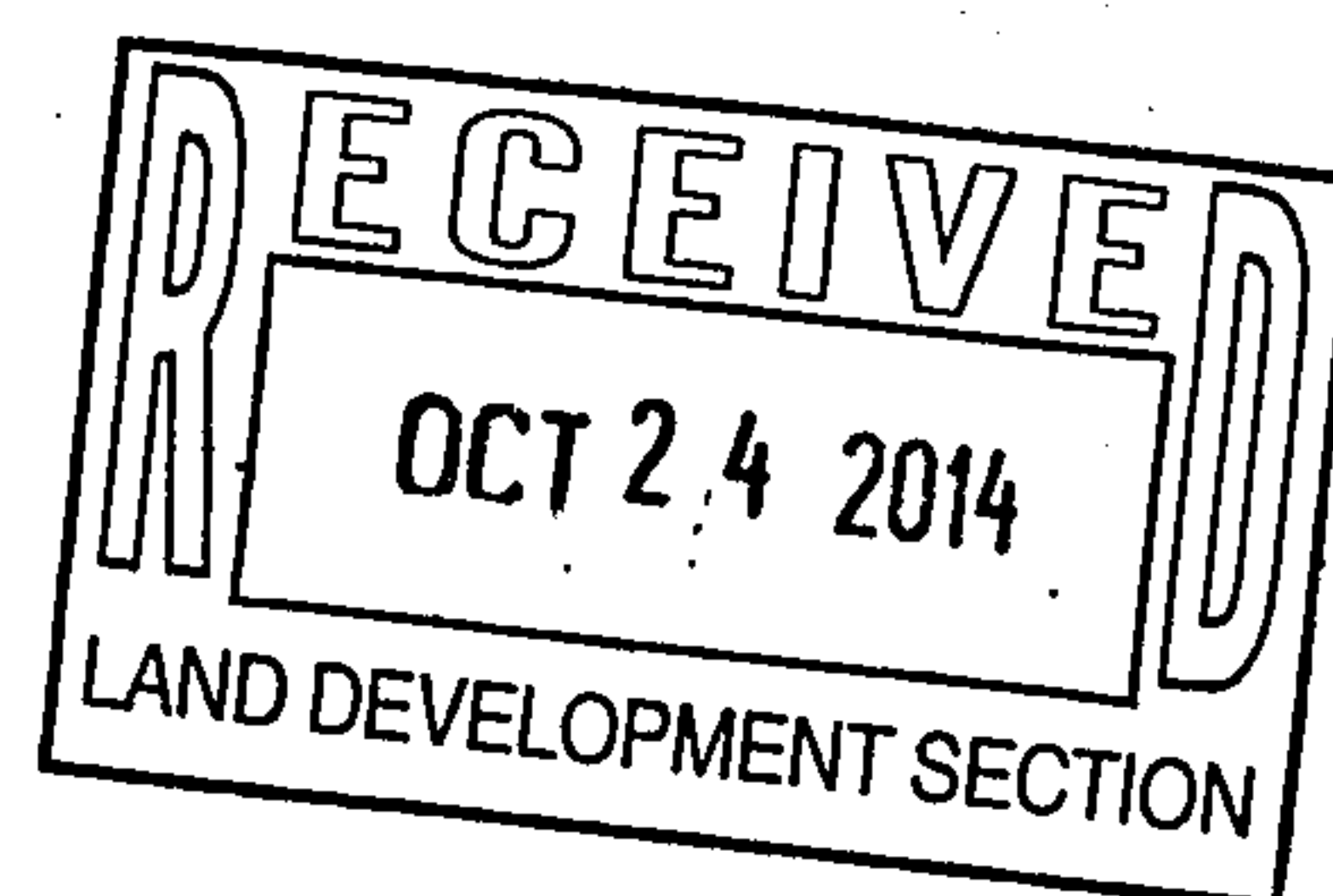
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Monica Ortiz
City of Albuquerque
Planning Department
Plaza del Sol, 600 2nd St. NW
Ground Floor
Albuquerque, NM 87102

Requested by: Glenn Broughton / jcm

Date: October 23, 2014

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: (505)924-3981

Job No.: 20120057 CDPABQ

Job Name: Andalucia Multi-Family

DELIVERY VIA

☐ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Cover Letter
1	1	Traffic Circulation Layout Certification for Bulidings 5, 6 and Clubhouse
1	1	Transportation / Drainage Information Sheet

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

April 24, 2015

Glen Broughton, P.E.
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia at La Luz Bldg 16 & 17
Certificate of Occupancy – Transportation Development
AA Stamp dated 2-3-12 (E12-D015C)
Certification dated 4-22-2015**

Dear Mr. Broughton,

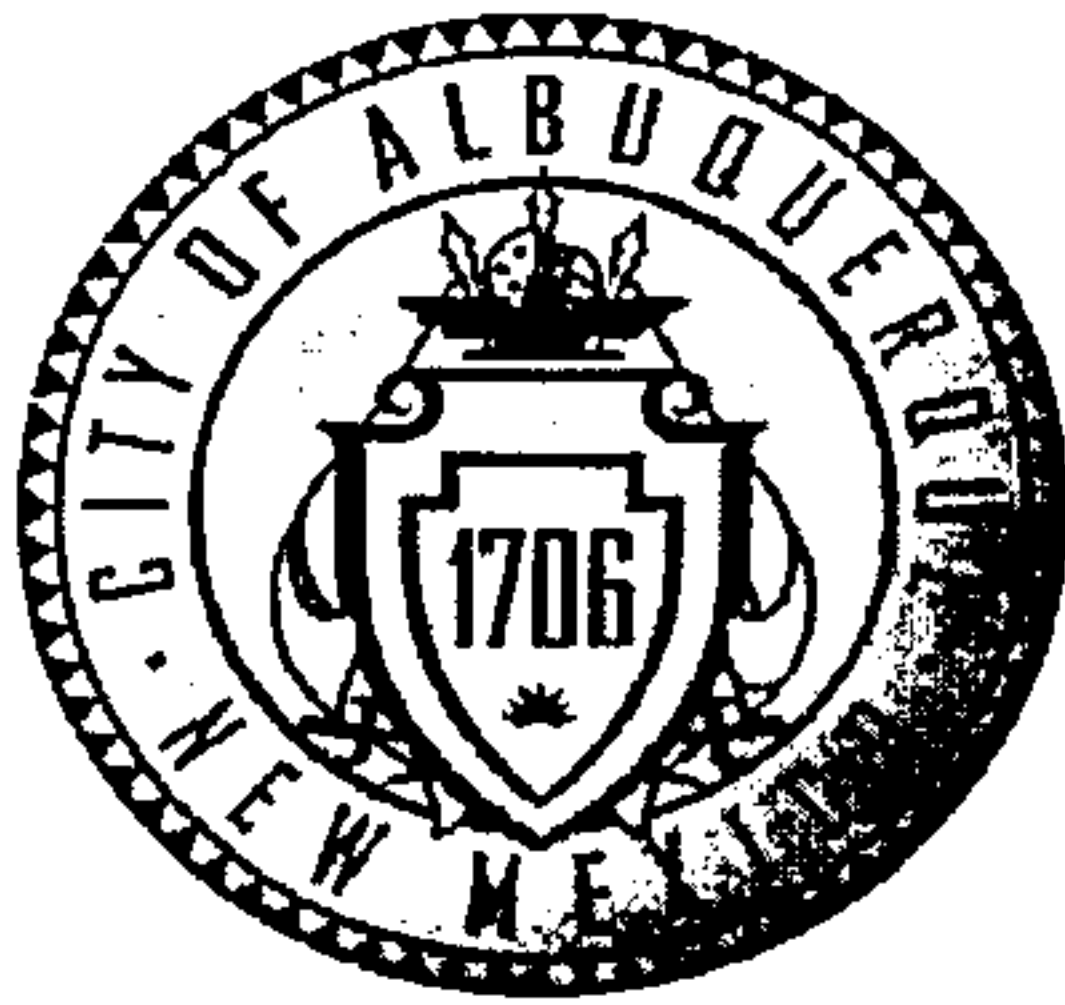
Based upon the information provided in your submittal received 4-22-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

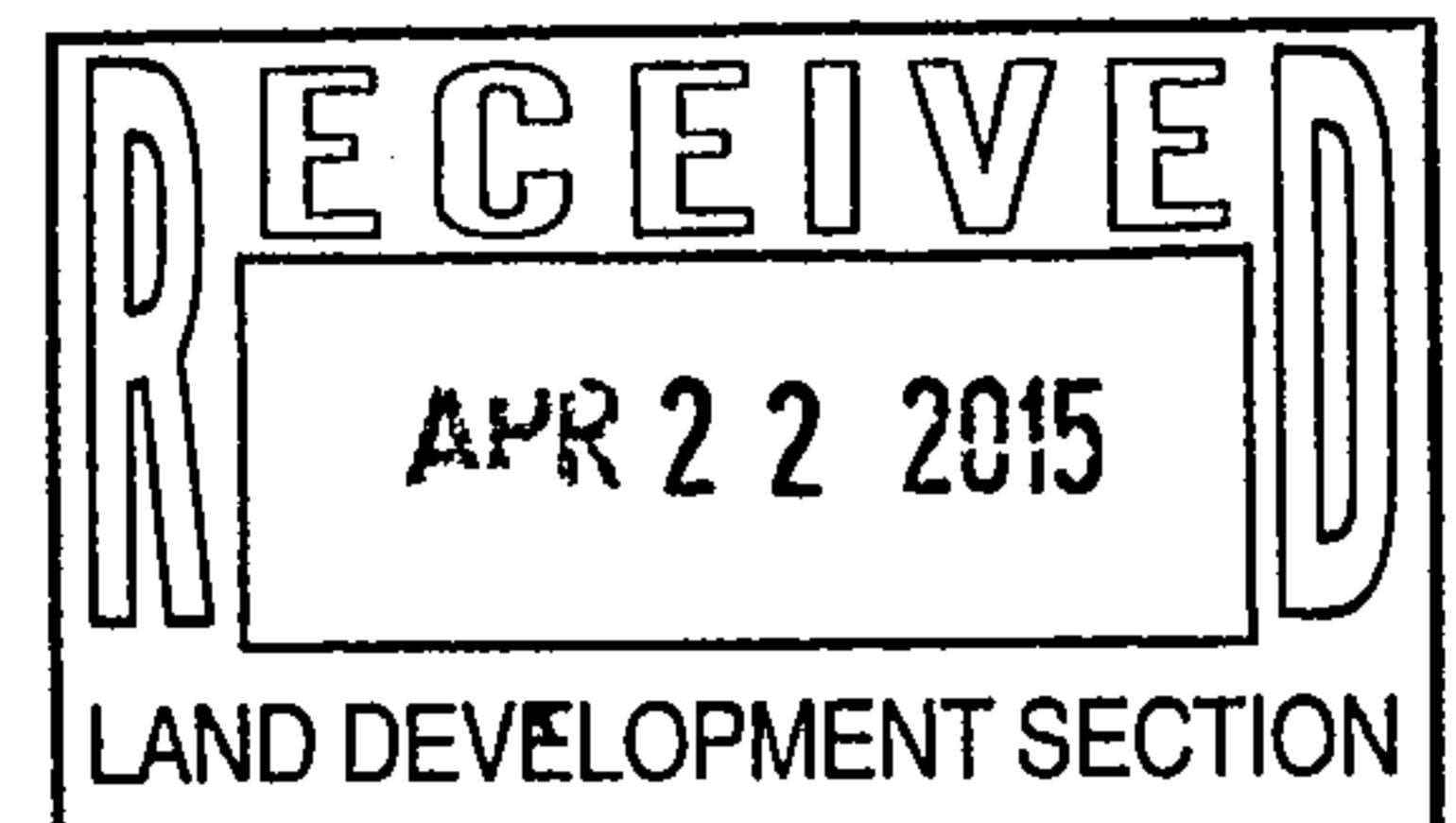
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 22, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

April 22, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

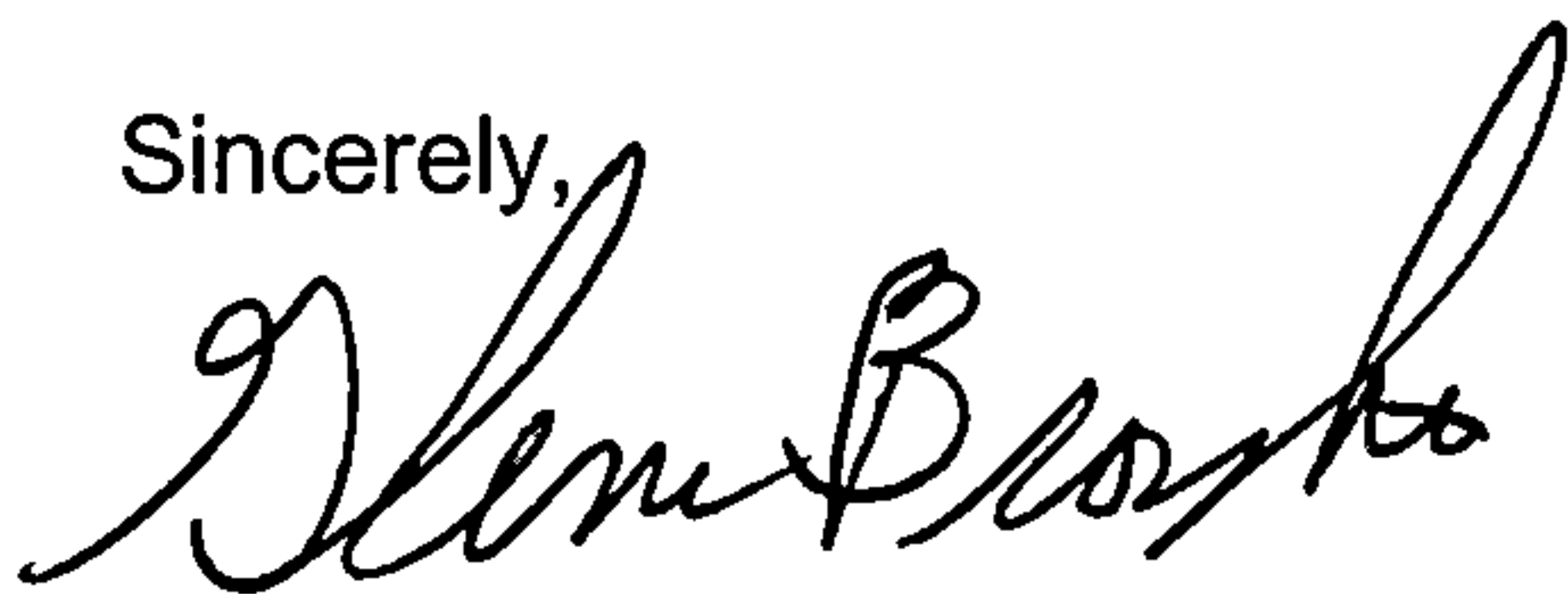
Re: Traffic Circulation Layout Engineer's Certification – **Resubmittal** for Buildings 16 and 17
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on April 22, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Glenn Broughton

From: Glenn Broughton
Sent: Wednesday, April 22, 2015 3:19 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas 5300 Antequera TCL / Hydro Submittal Buildings 16 & 17
Attachments: TCL Perm CO Buildings 16&17 Resubmittal.pdf; Hydro Perm CO Buildings 16&17 Resubmittal.pdf

Please see our resubmittal for Buildings 16 & 17 for the project referenced above.

Thank you,

Glenn Broughton, P.E., LEED AP

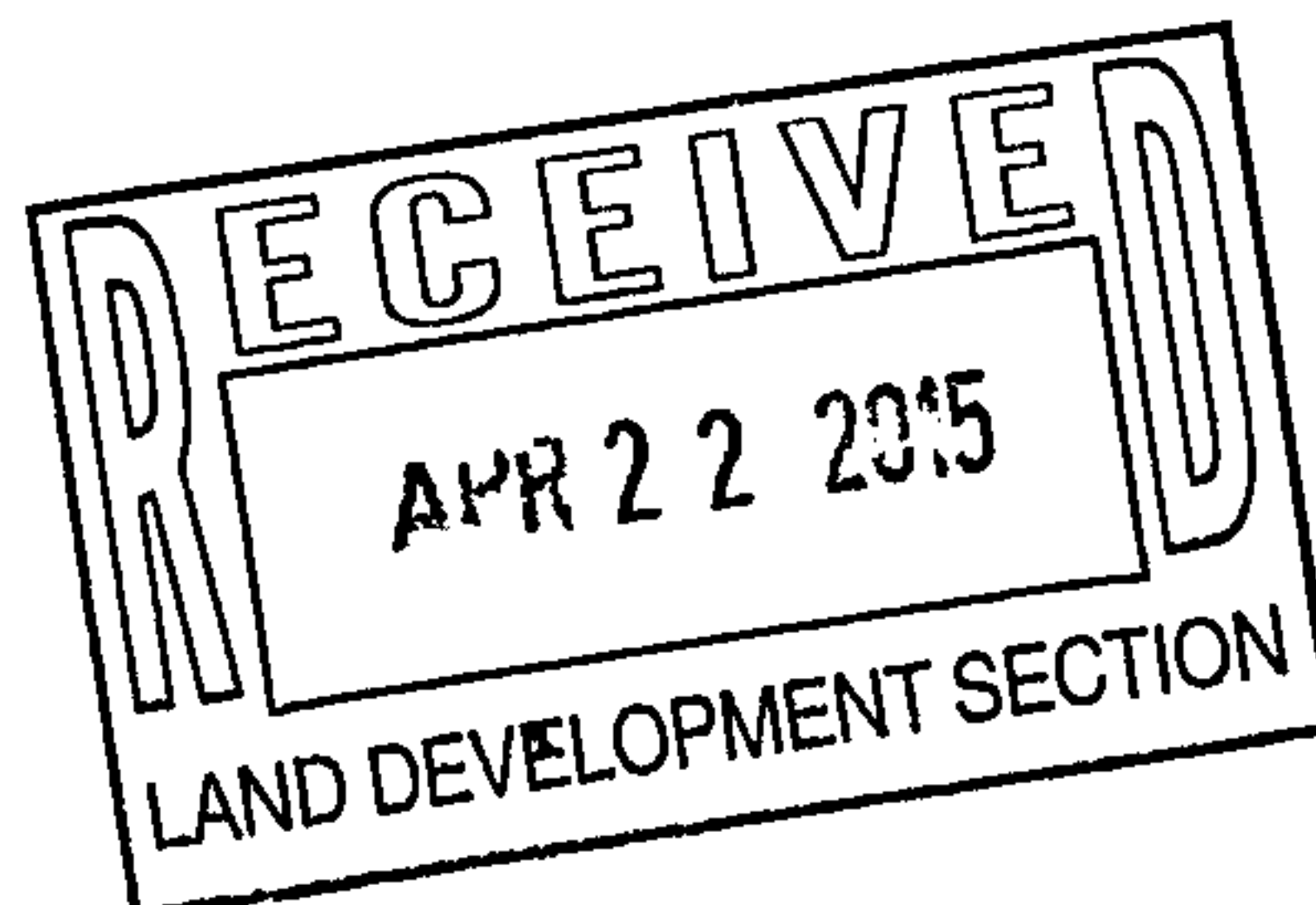
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com

voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

April 17, 2015

Glen Broughton, P.E.
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia at La Luz
Bldgs 17 & 18
Certificate of Occupancy – Transportation Development
AA Stamp dated 2-3-12 (E12-D015C)
Certification dated 4-13-2015**

Dear Mr. Broughton,

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 4-13-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

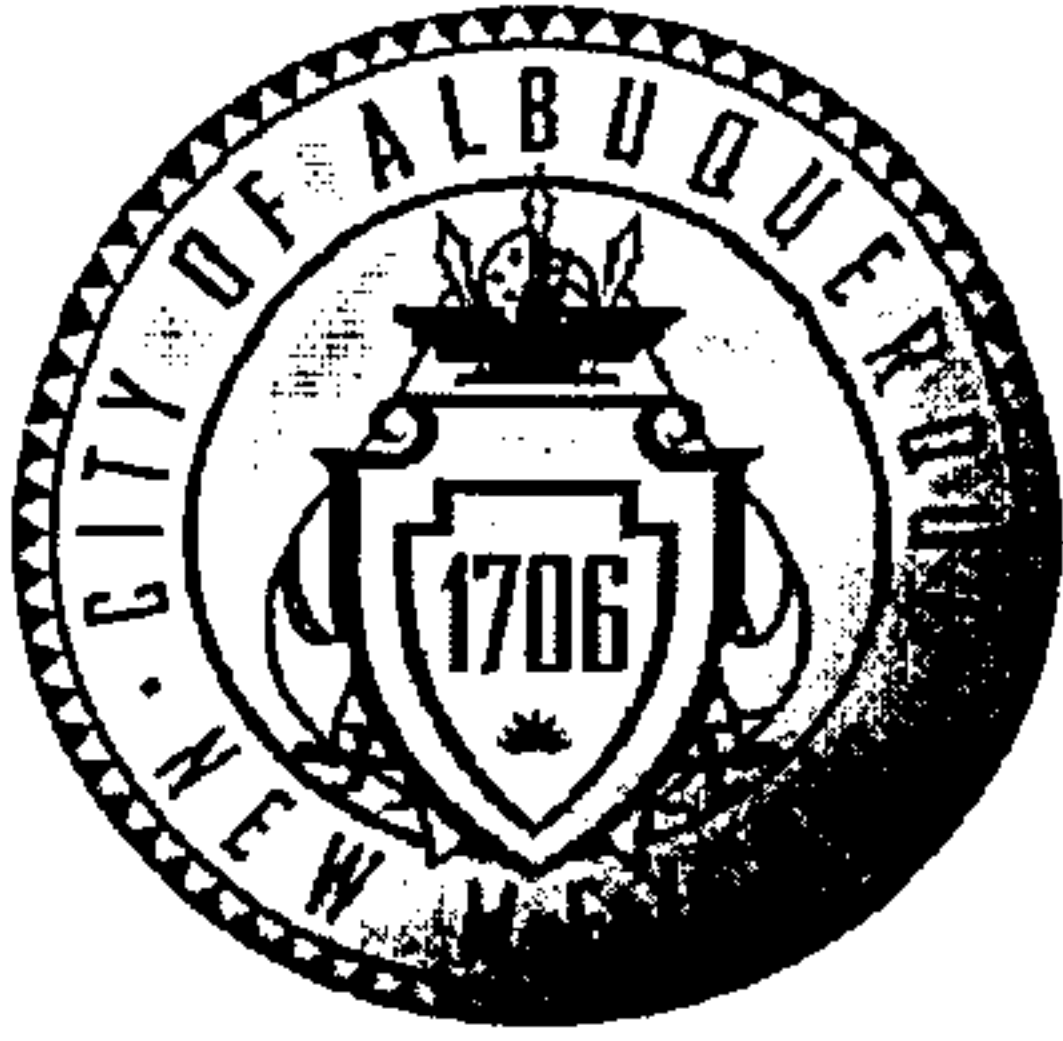
New Mexico 87103

Sincerely,

www.cabq.gov

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Blky 17+18 Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave. 5300 Antequera NW

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 13, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Monday, April 13, 2015 9:41 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas Buildings 3, 4, 13 through 18

Good Morning Monica,

We are submitting our request for Hydrology and TCL permanent CO. This is for buildings 3, 4, and 13 through 18. The request is being done in groups of two buildings per submittal for a total of 4 separate submittals for hydrology and TCL.

The file size is too large to email, but you can use the following link to download the submittal.
<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD134201593937>

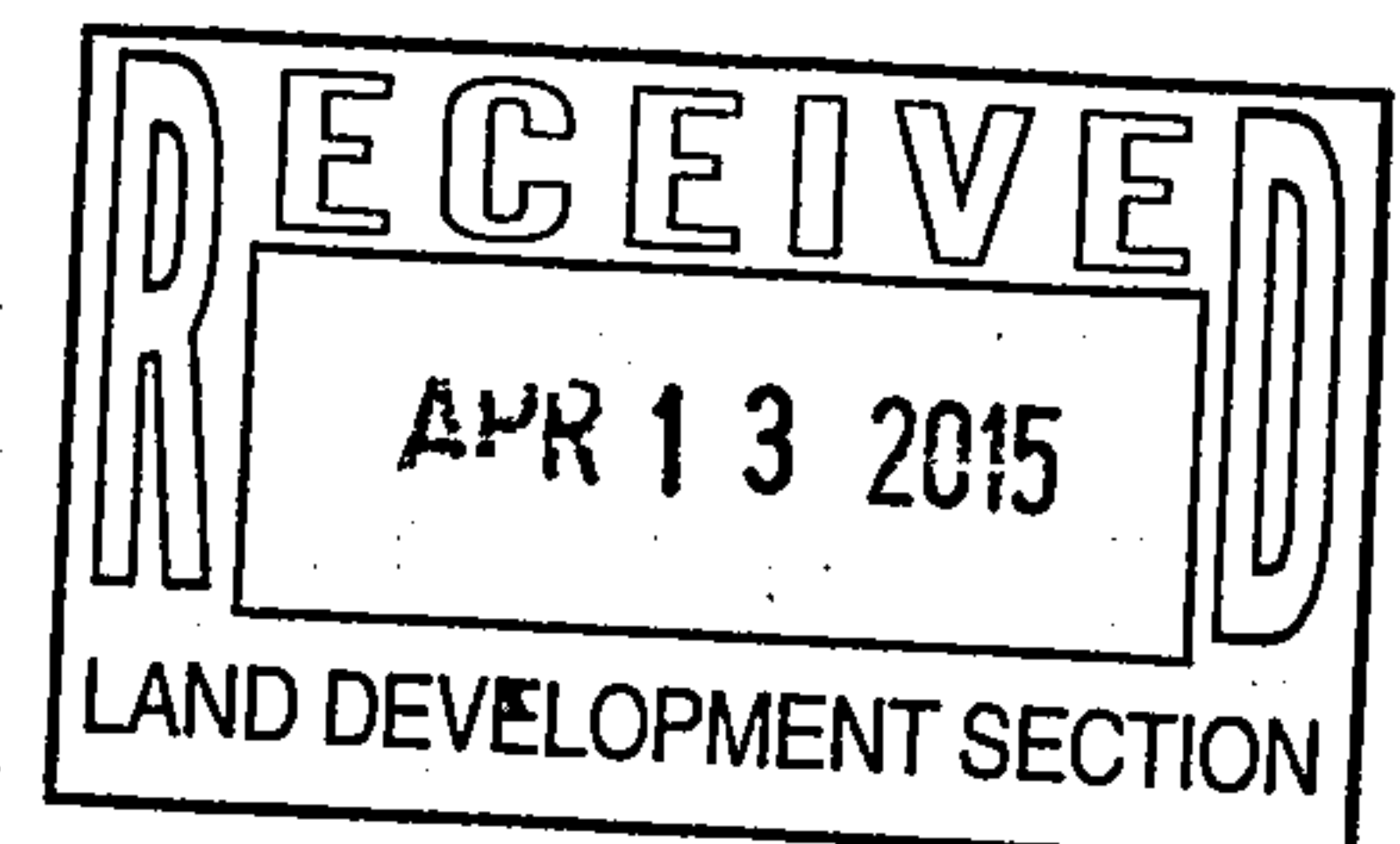
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
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voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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April 13, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

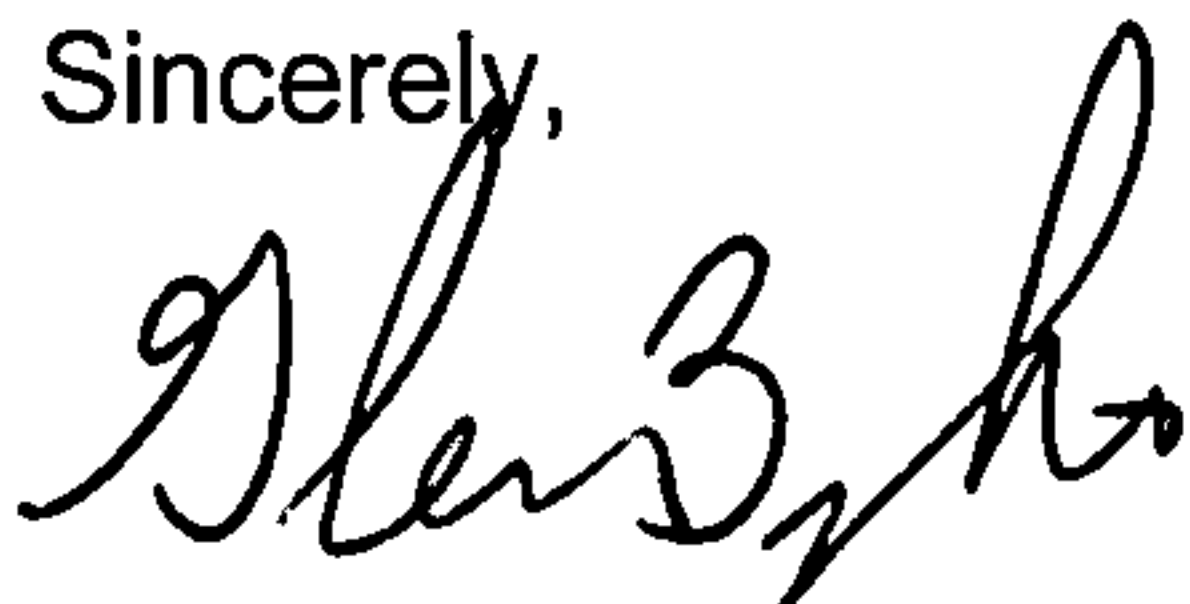
Re: Traffic Circulation Layout Engineer's Certification – Buildings 17 and 18
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on April 1, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

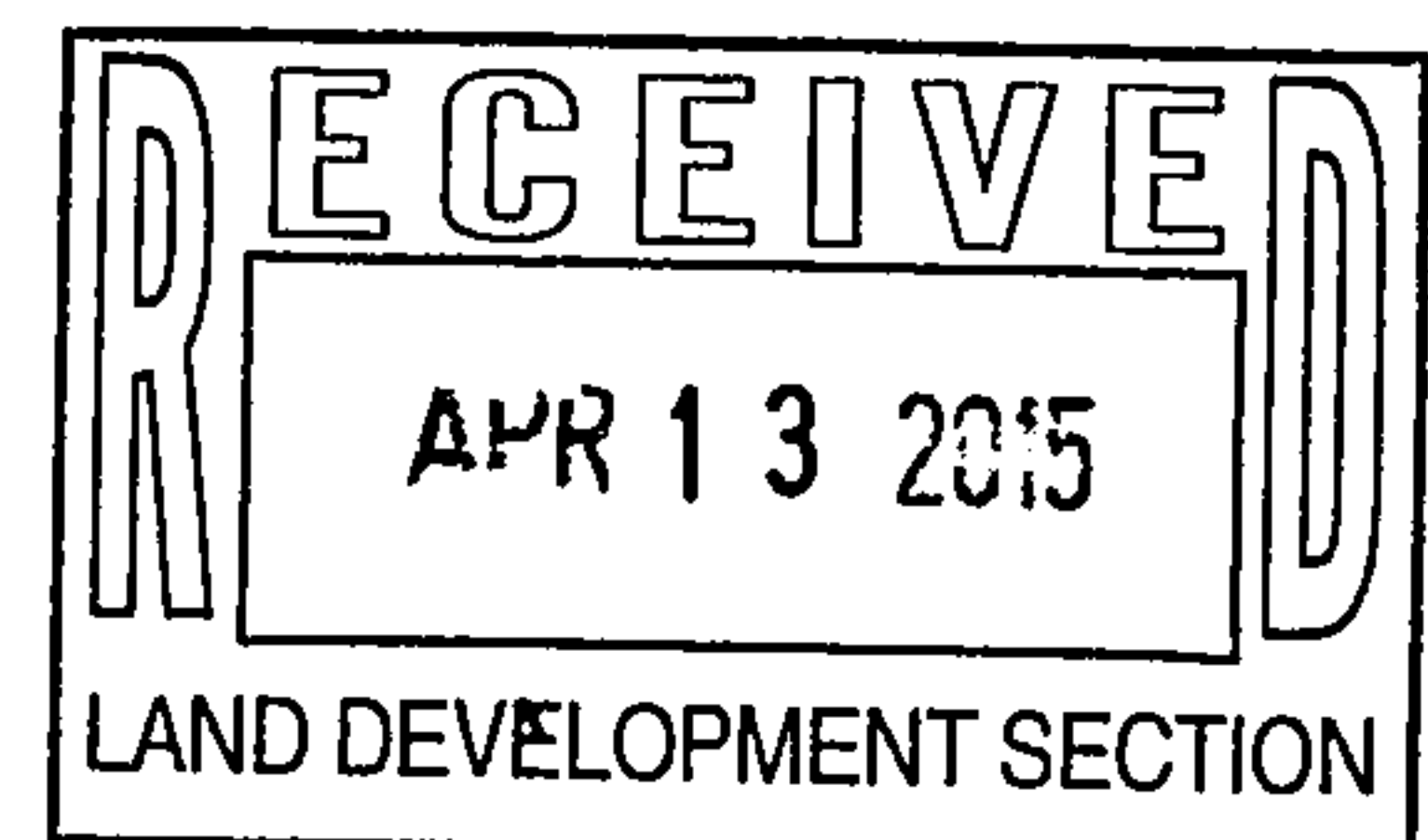
Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

January 30, 2015

Glenn Broughton, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Andalucia Villas, 5300 Antequera Rd. NW – Buildings 23, 2, 22, and 21
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 02-03-14 (E12-D015C)
Certification dated 01-27-15

Dear Mr. Broughton,

Based upon the information provided in your submittal received 01-27-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Buildings 23, 2, 22, and 21 only. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy for Buildings 23, 2, 22, and 21 only to be issued by the Building and Safety Division.

I am unable to issue a permanent C.O. for Buildings 19 and 20 at this time. Prior to issuing a Certificate of Occupancy for any of the buildings for the next phase, the punchlist below must be completed:

- Remove dumpsters between buildings 18 and 19.
- One paving stripe is missing west of Building 20.
- Pile of landscaped gravel on parking lot west of Building 20 needs to be removed.
- Concrete collar needing to be poured around cleanout north of Building 22.
- Sidewalk south of Building 20 and around Building 19 needs to be finished.

If you have any questions, please contact me at (505)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Senior Engineer, Planning Dept.
Development Review Services

c: File
 CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

January 30, 2015

Glenn Broughton, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

**Re: Andalusia Villas, 5300 Antequera Rd. NW – Buildings 23, 2, 22, and 21
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 02-03-14 (E12-D015C)
Certification dated 01-27-15**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 01-27-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Buildings 23, 2, 22, and 21 only. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy for Buildings 23, 2, 22, and 21 only to be issued by the Building and Safety Division.

I am unable to issue a permanent C.O. for Buildings 19 and 20 at this time. Prior to issuing a Certificate of Occupancy for any of the buildings for the next phase, the punchlist below must be completed:

- Remove dumpsters between buildings 18 and 19.
- One paving stripe is missing west of Building 20.
- Pile of landscaped gravel on parking lot west of Building 20 needs to be removed.
- Concrete collar needing to be poured around cleanout north of Building 22.
- Sidewalk south of Building 20 and around Building 19 needs to be finished.

If you have any questions, please contact me at (505)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.

PO Box 1293

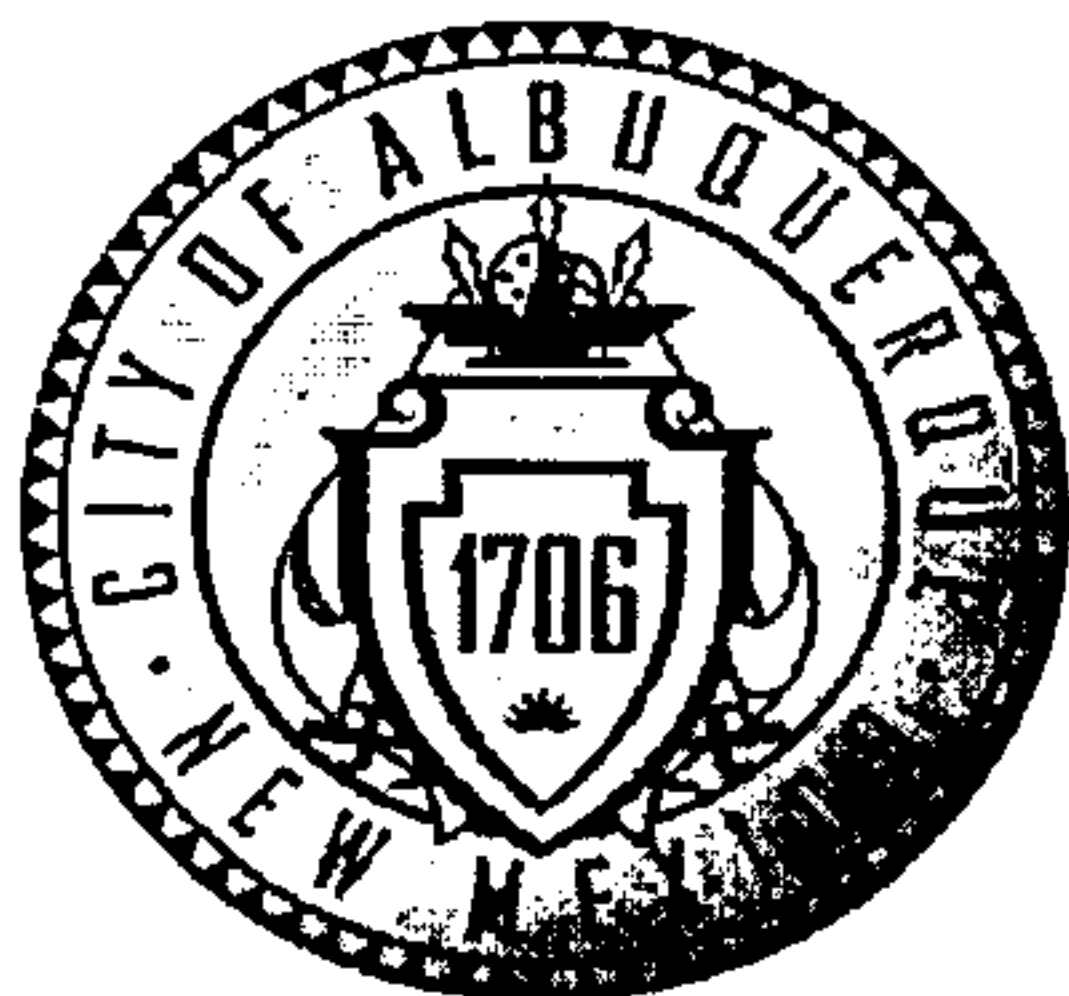
Albuquerque

New Mexico 87103

www.cabq.gov

Senior Engineer, Planning Dept.
Development Review Services

c: File
 CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

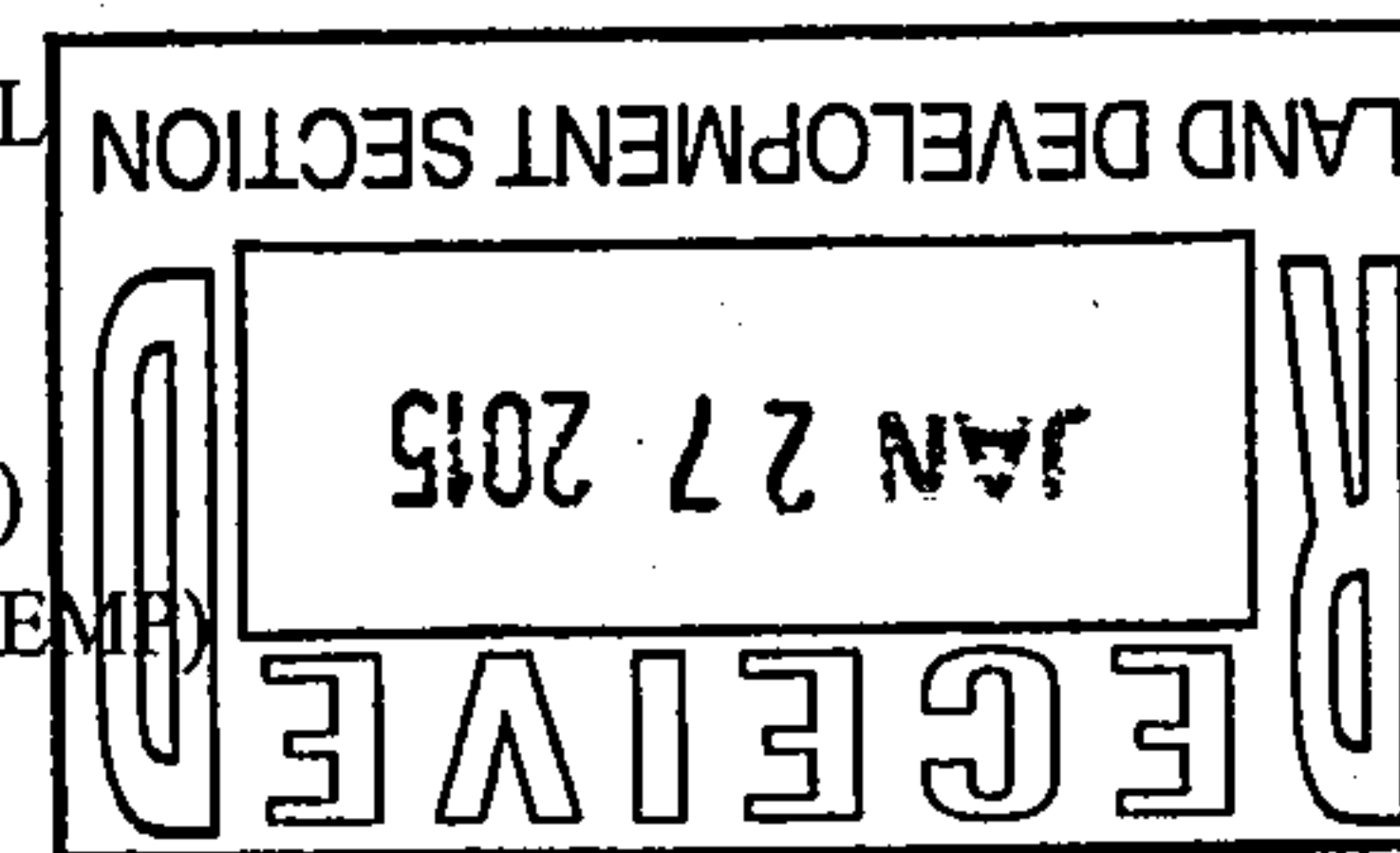
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
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- ☐ OTHER (SPECIFY) _____

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- ☐ 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: January 27, 2015 By: Glenn Broughton

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 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
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Tuesday, January 27, 2015 2:13 PM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas TCL Temp CO Buildings 2, 19, 20, 21, 22, 23
Attachments: TCL Cert Temp CO Buildings 2 19 20 21 22 & 23.pdf; Trans Cert Letter Buildings 2,19,20,21,22,23.pdf; Drainage Info Sheet.pdf

Hello Monica,

Please see our TCL certification for Andalucia Villas Buildings 2, 19, 20, 21, 22 and 23. We are requesting Temporary CO for these buildings.

Thank you,

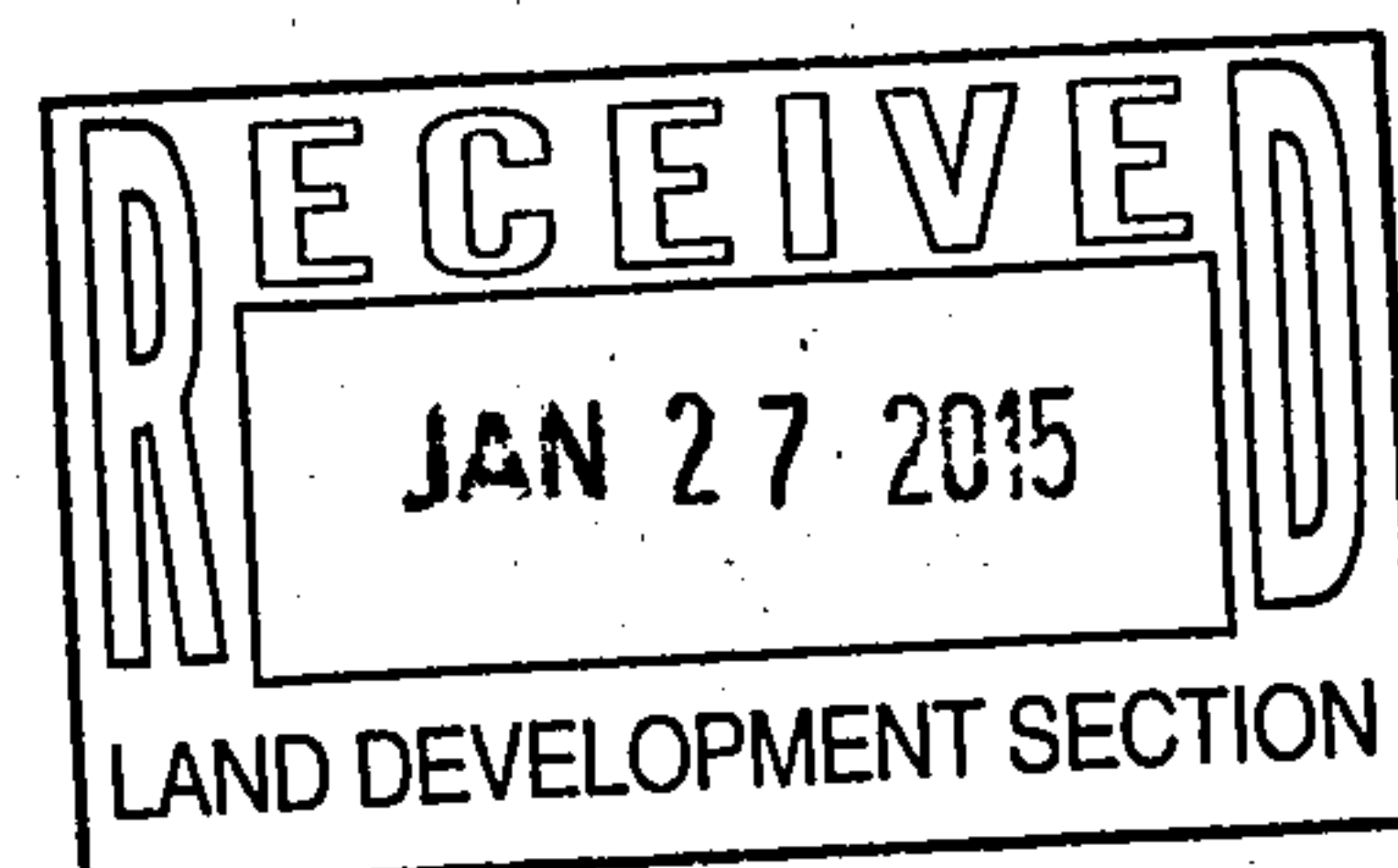
Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

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www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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gbroughton@bhinc.com



January 27, 2015

Ms. Racquel Michel P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

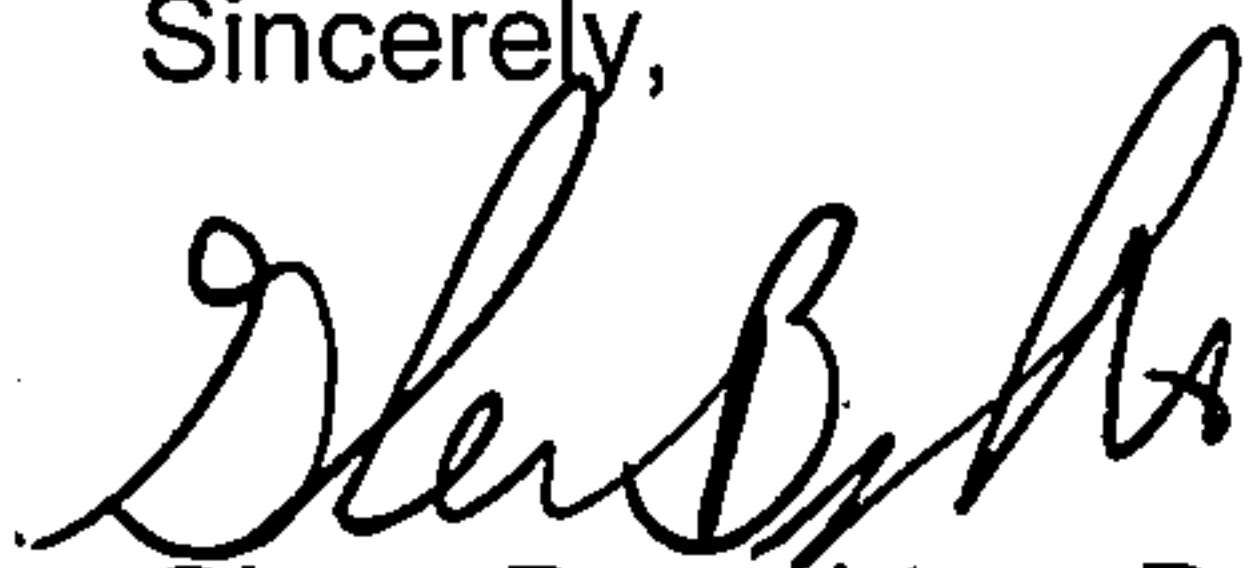
Re: Traffic Circulation Layout Engineer's Certification – Buildings 2, 19, 20, 21, 22 and 23
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on January 26, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

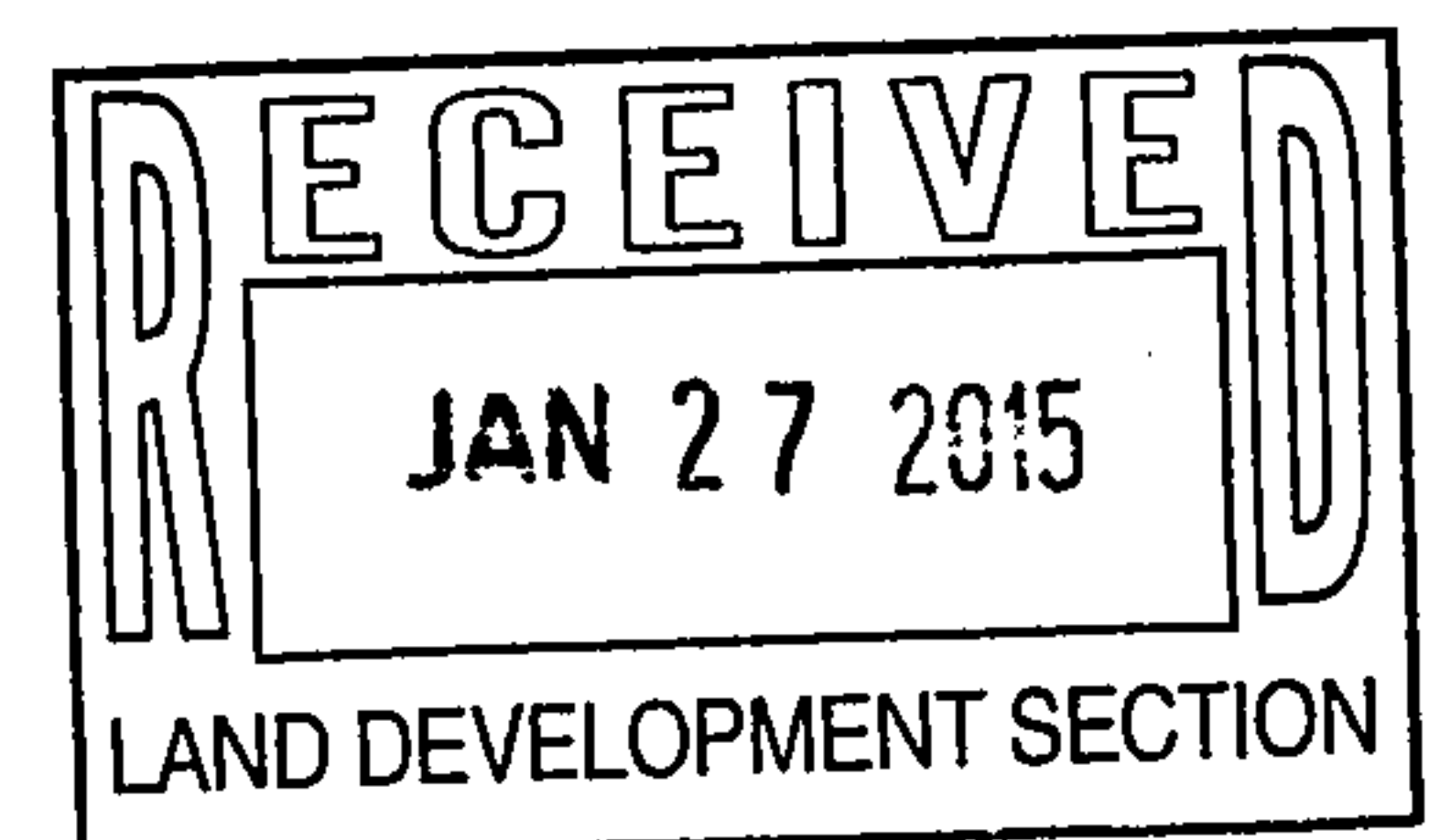
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Sincerely,



Glenn Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

November 26, 2014

Glenn Broughton, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Andalusia Villas, 5300 Antequera Rd. NW – Buildings 1 and 24
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 02-03-14 (E12-D015C)
Certification dated 11-24-14

Dear Mr. Broughton,

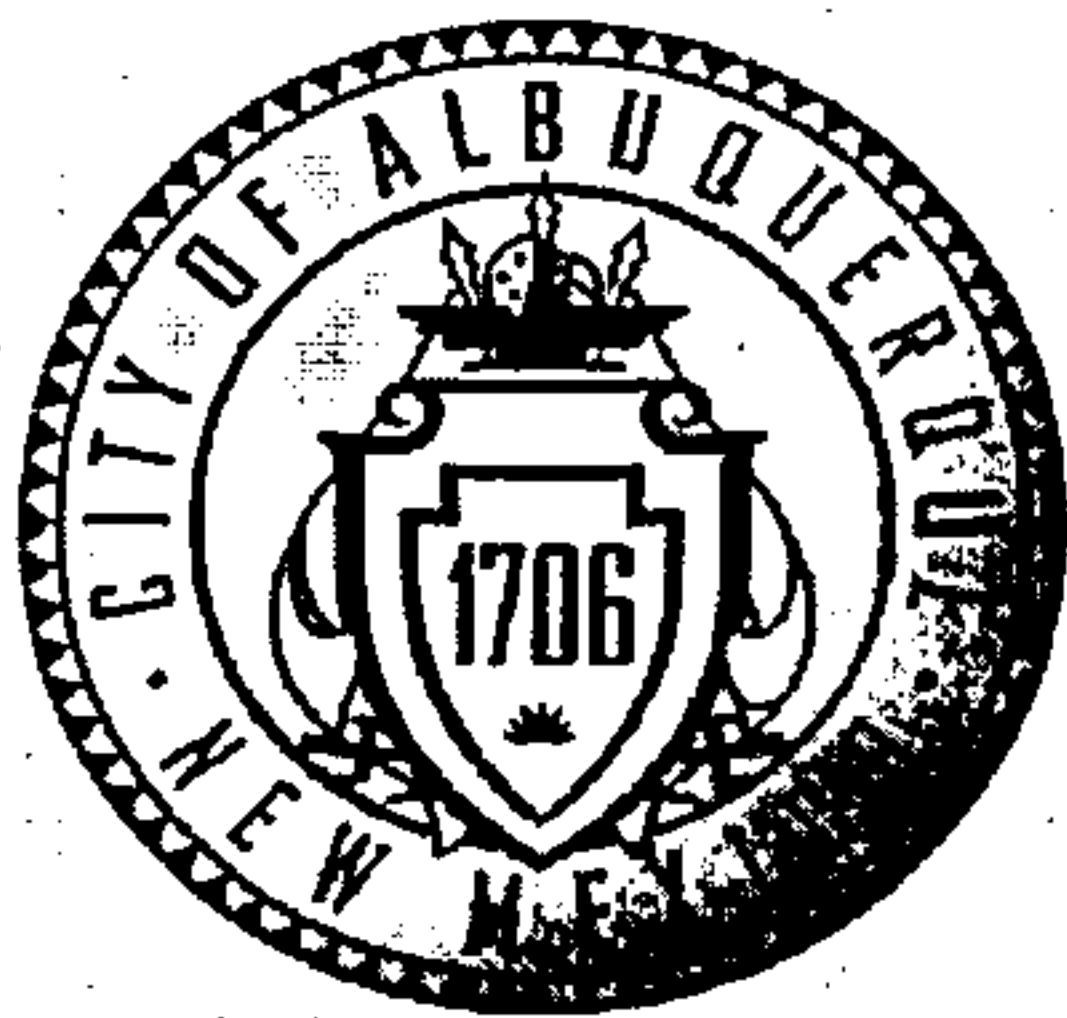
Based upon the information provided in your submittal received 11-24-14 and the pictures received on 11-26-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Buildings 1 and 24 only. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy for Buildings 1 and 24 only to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

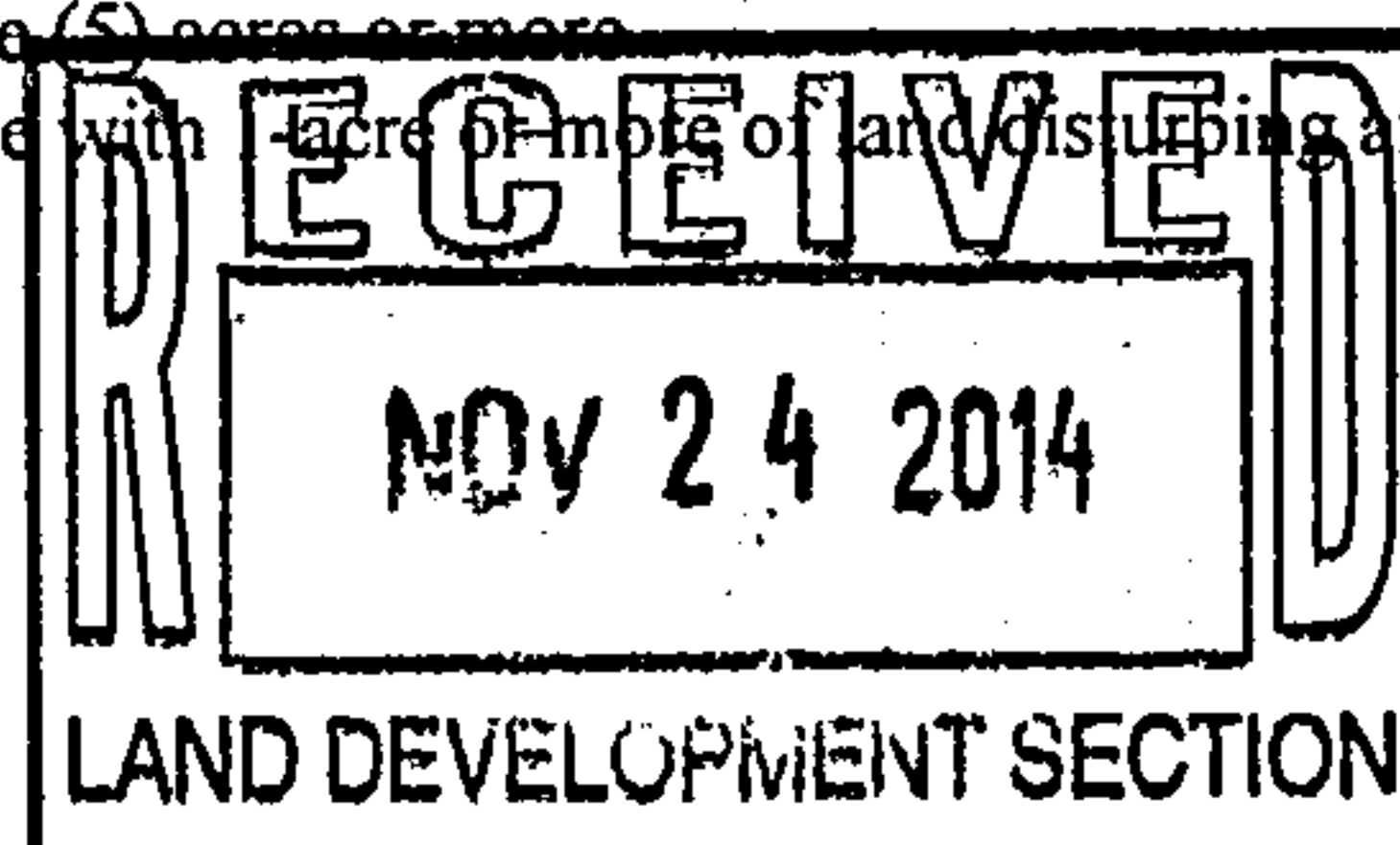
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: November 24, 2014 By: Glenn Broughton

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 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
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with one (1) acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



November 24, 2014

Ms. Racquel Michel P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

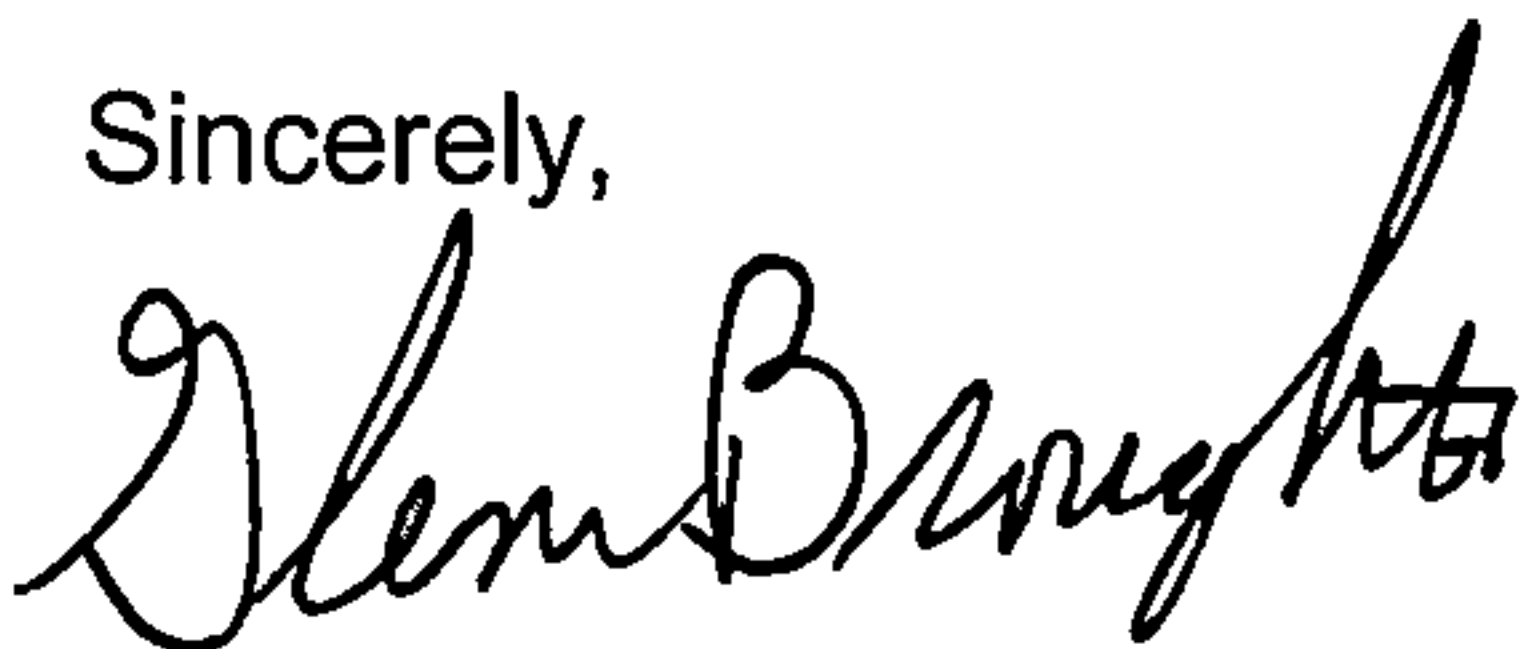
Re: Traffic Circulation Layout Engineer's Certification – Buildings 1 and 24,
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on November 24, 2014 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

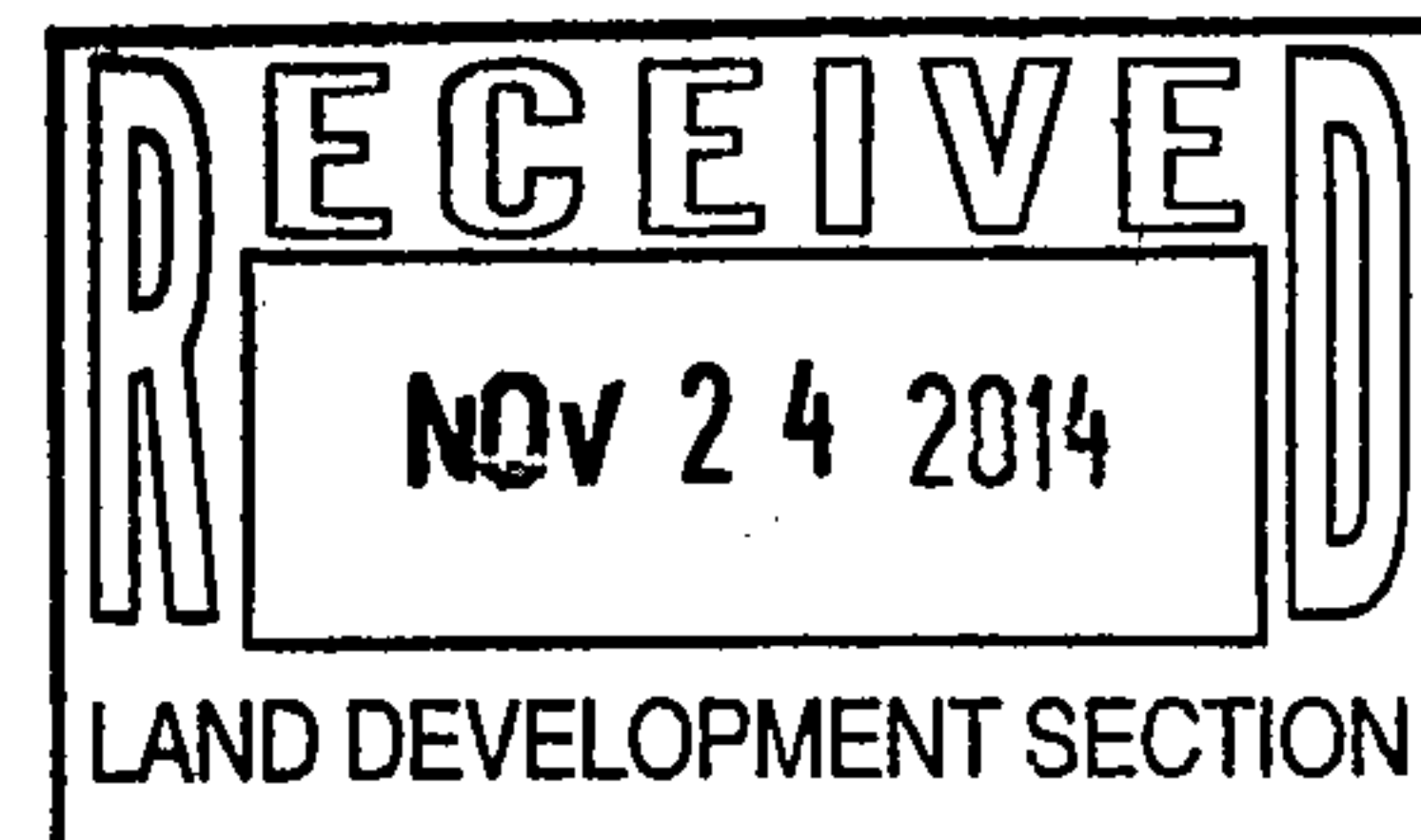
Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Monica Ortiz
City of Albuquerque
Planning Department
Plaza del Sol, 600 2nd St. NW
Ground Floor
Albuquerque, NM 87102

Requested by: Glenn Broughton / jcm

Date: November 24, 2014

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush
☐ By Tomorrow

Phone: (505)924-3981

Job No.: 20120057 CDPABQ

Job Name: Andalucia Multi-Family

DELIVERY VIA

☐ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

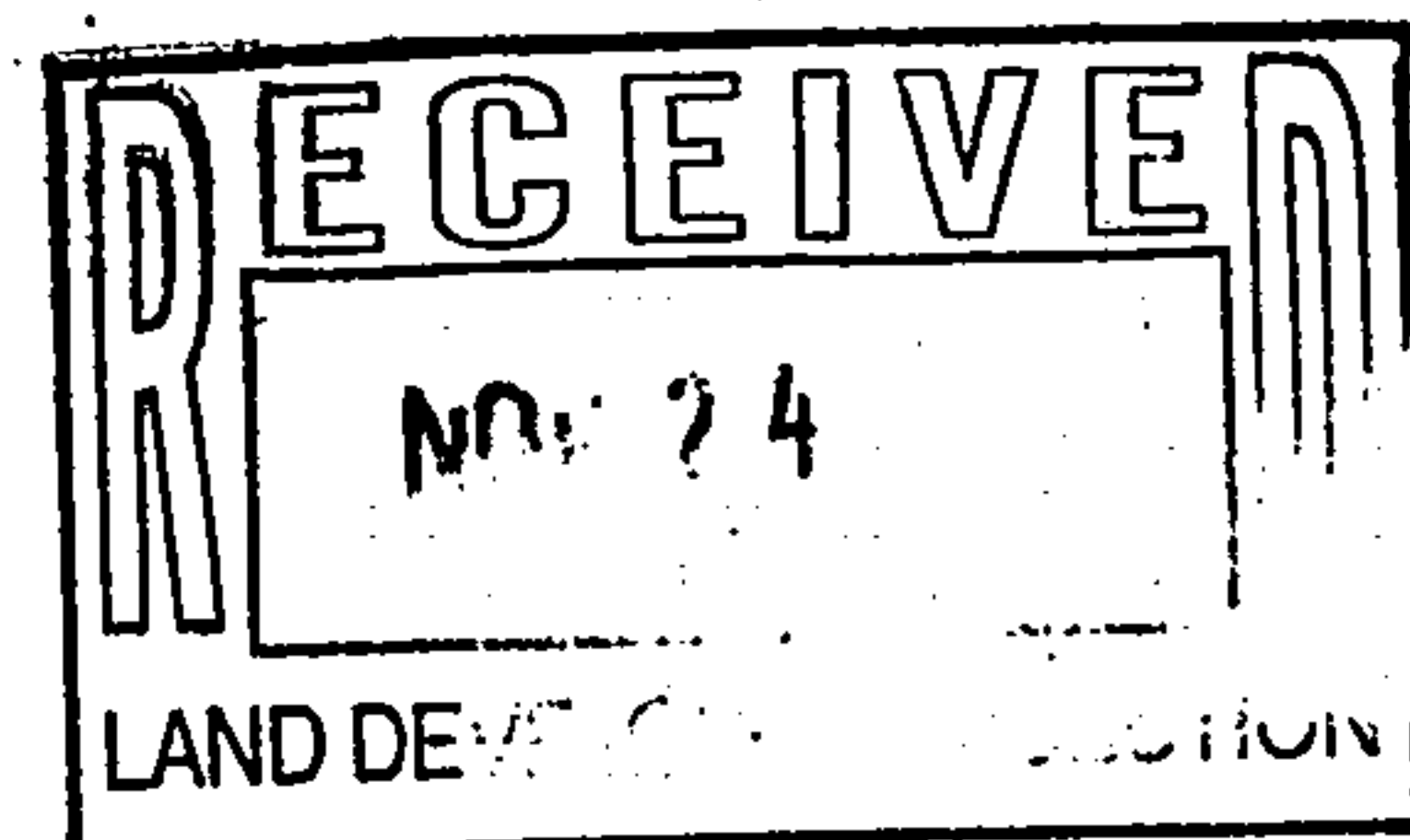
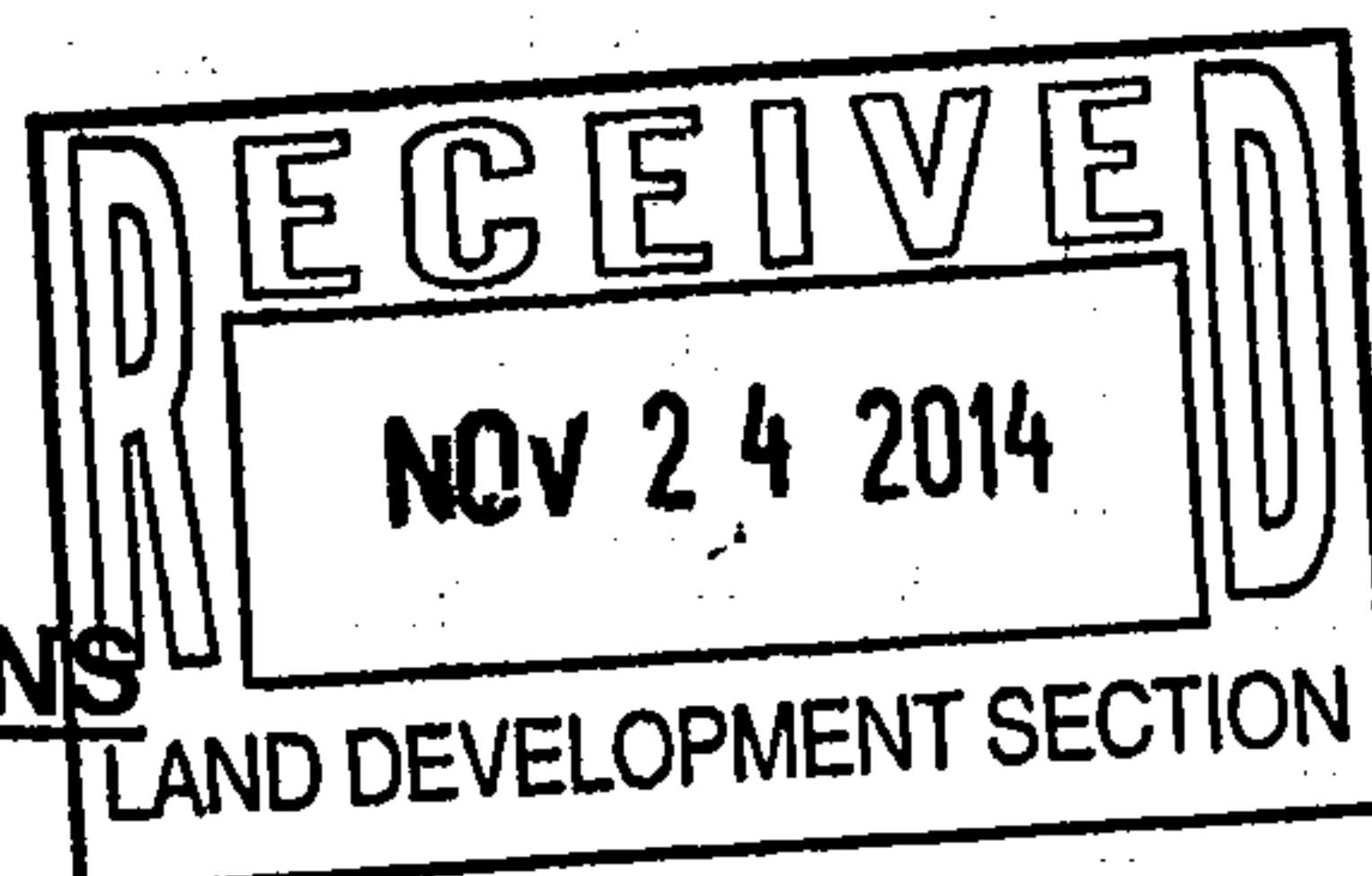
PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
-----------------	-----------------	--------------------

1	1	Cover Letter
1	1	Traffic Circulation Layout Certification for Buildings 1 and 24
1	1	Hydrology Certification for Buildings 1 and 24

COMMENTS / INSTRUCTIONS



plans submitted to Monica + Rudy 11/24/14

REC'D BY:

AMY NIESE

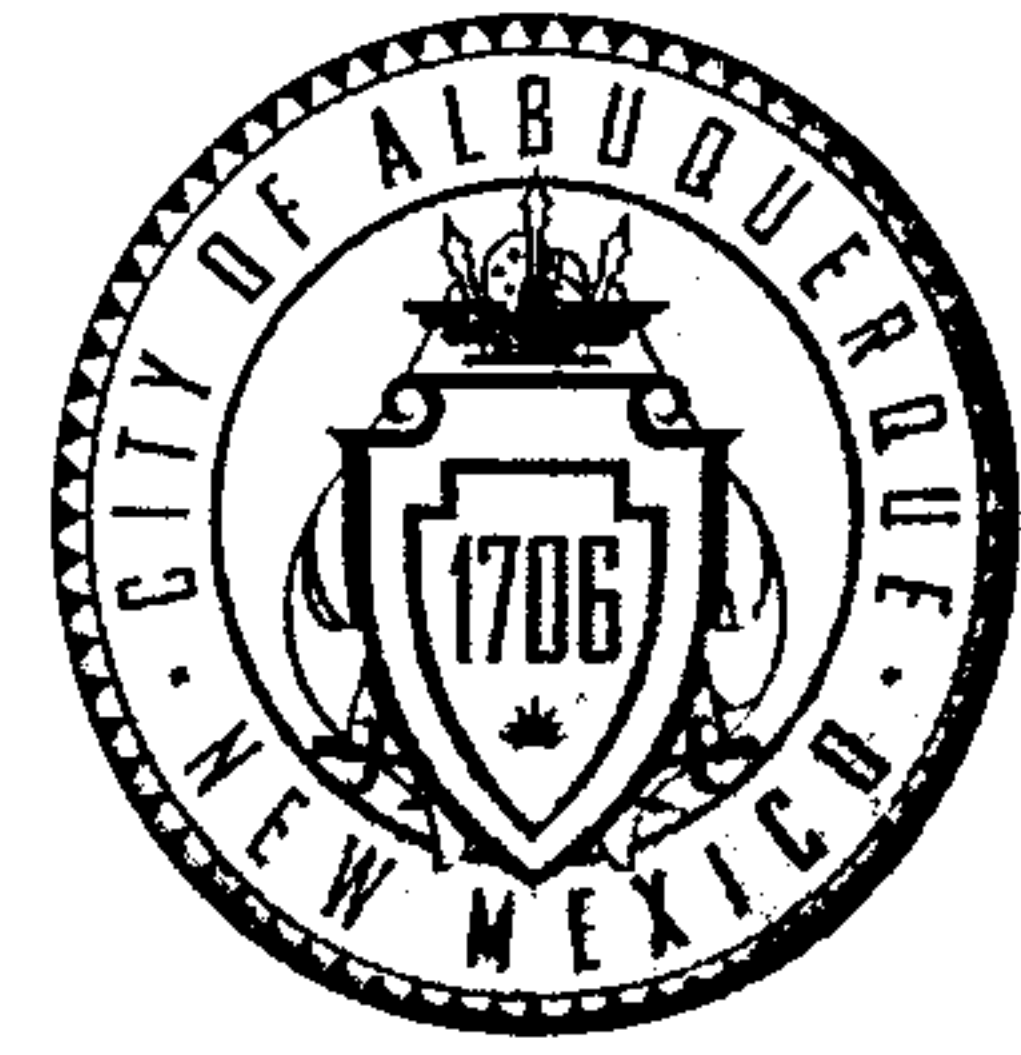
DATE:

11/24/14

TIME:

3:00

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

March 11, 2015

Glen Broughton, P.E.
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Andalusia Villas, Buildings 19 and 20
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 02-03-12 (E12-D015C)
Certification dated 3-06-15

Dear Mr. Broughton,

Based upon the information provided in your submittal received 03-06-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Buildings 19 and 20. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

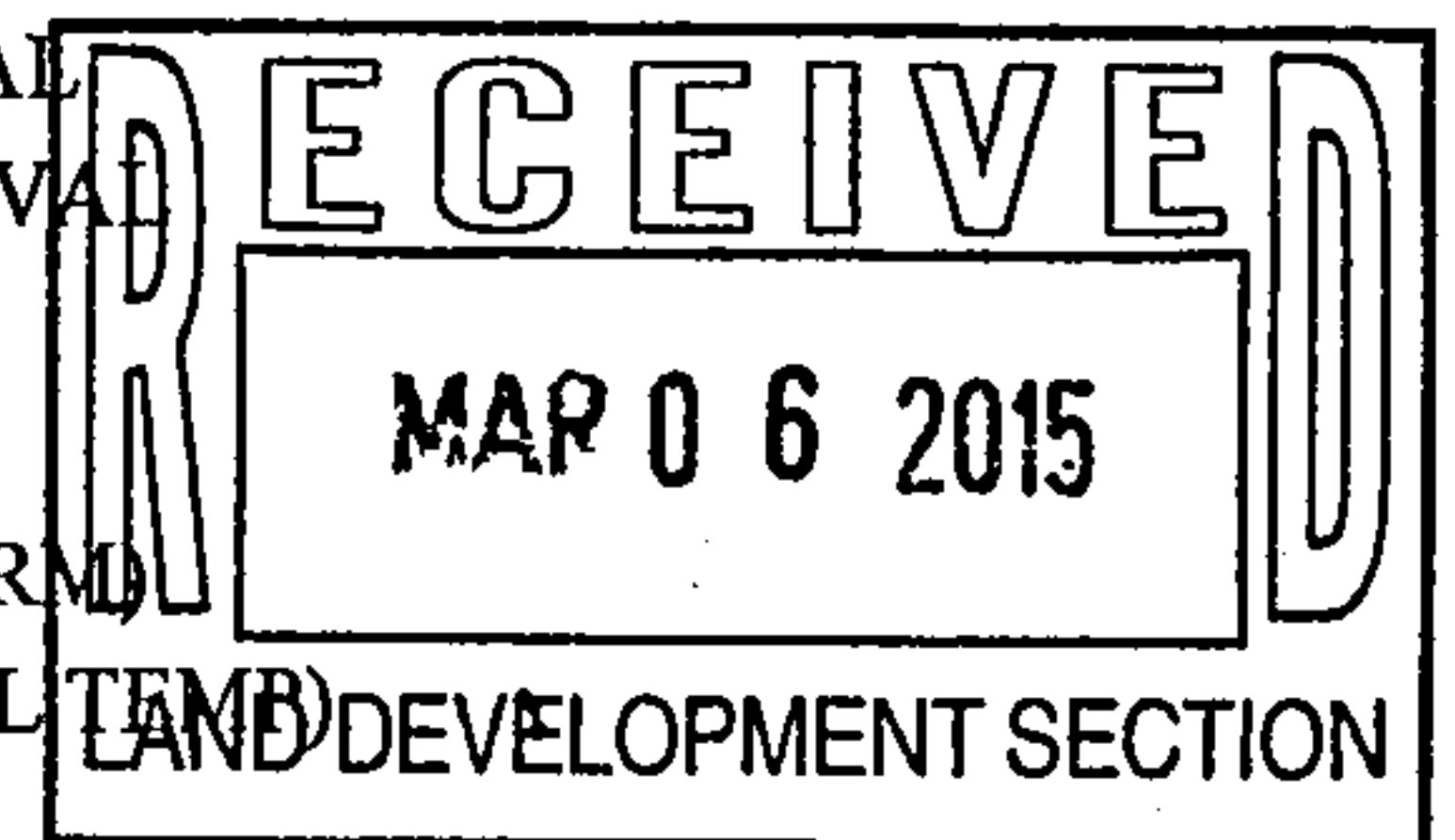
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ ENGINEER'S CERT (DRB SITE PLAN)
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- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: March 6 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Friday, March 06, 2015 12:03 PM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: 'Wolfenbarger, Jeanne'; Rael, Rudy E.; Michael Bauduin (michaelbauduin@yahoo.com)
Subject: Andalucia Villas - Buildings 19 & 20 TCL & Hydro Cert
Attachments: TCL Perm CO BLDS 19&20 Submittal.pdf; Hydro Perm CO BLDS 19&20 Submittal.pdf

Monica,

Please see our submittal for TCL and hydrology for permanent CO of Buildings 19 & 20, Andalucia Villas.

Hard copies will be delivered this afternoon.

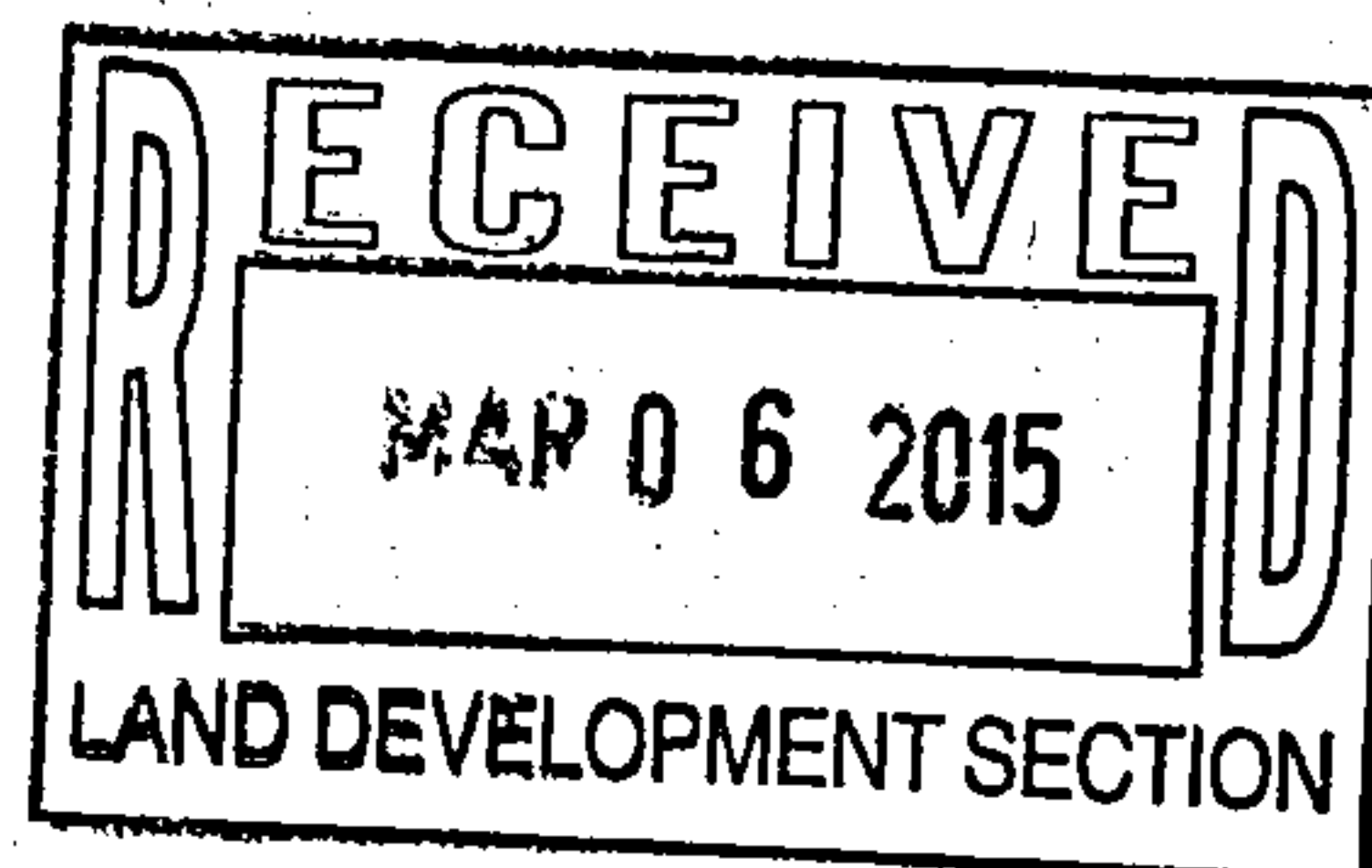
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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March 6, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

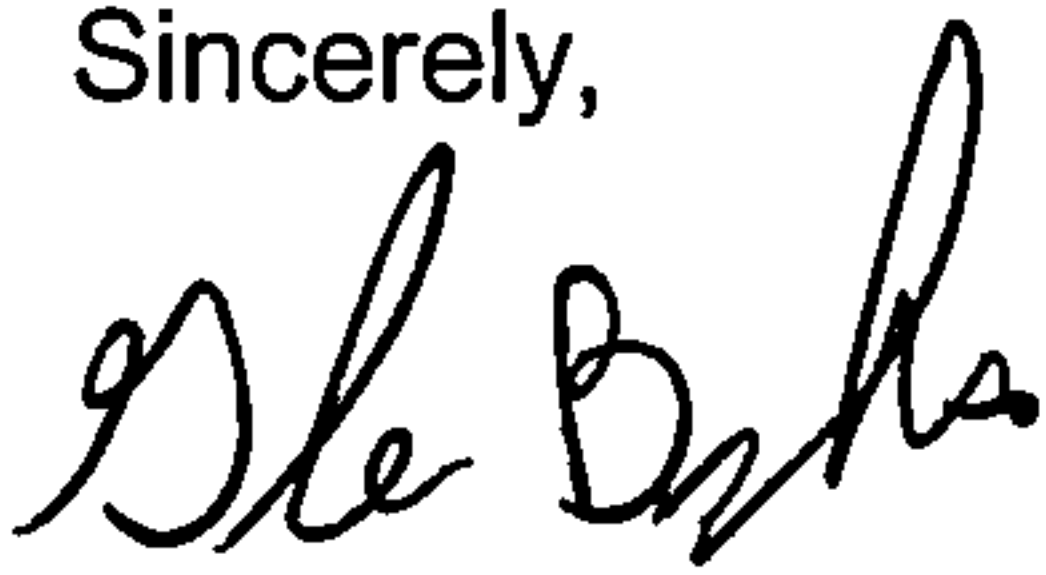
Re: Traffic Circulation Layout Engineer's Certification – Buildings 19 and 20
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on March 6, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

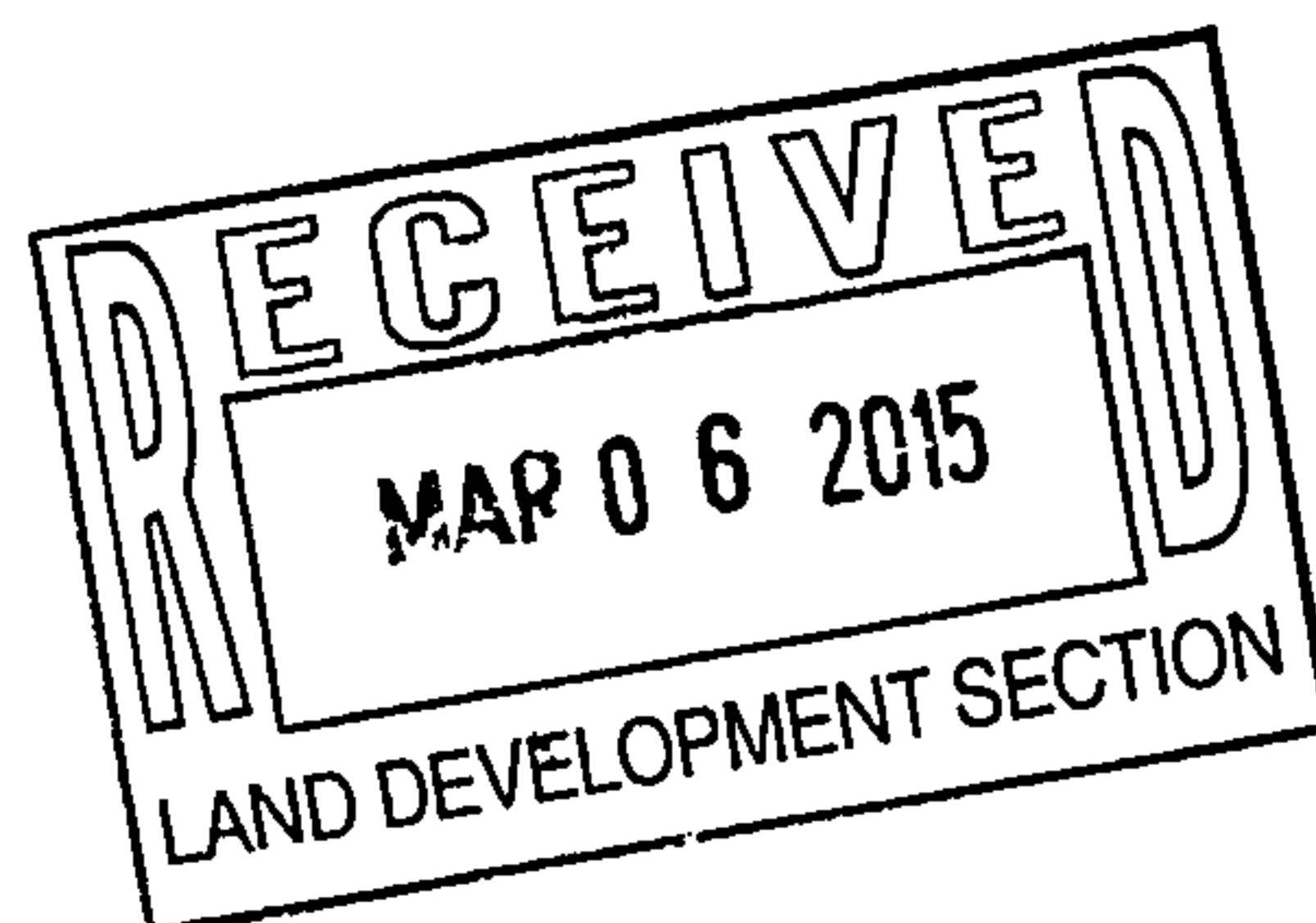
Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning



GSB/jcm
Enclosure

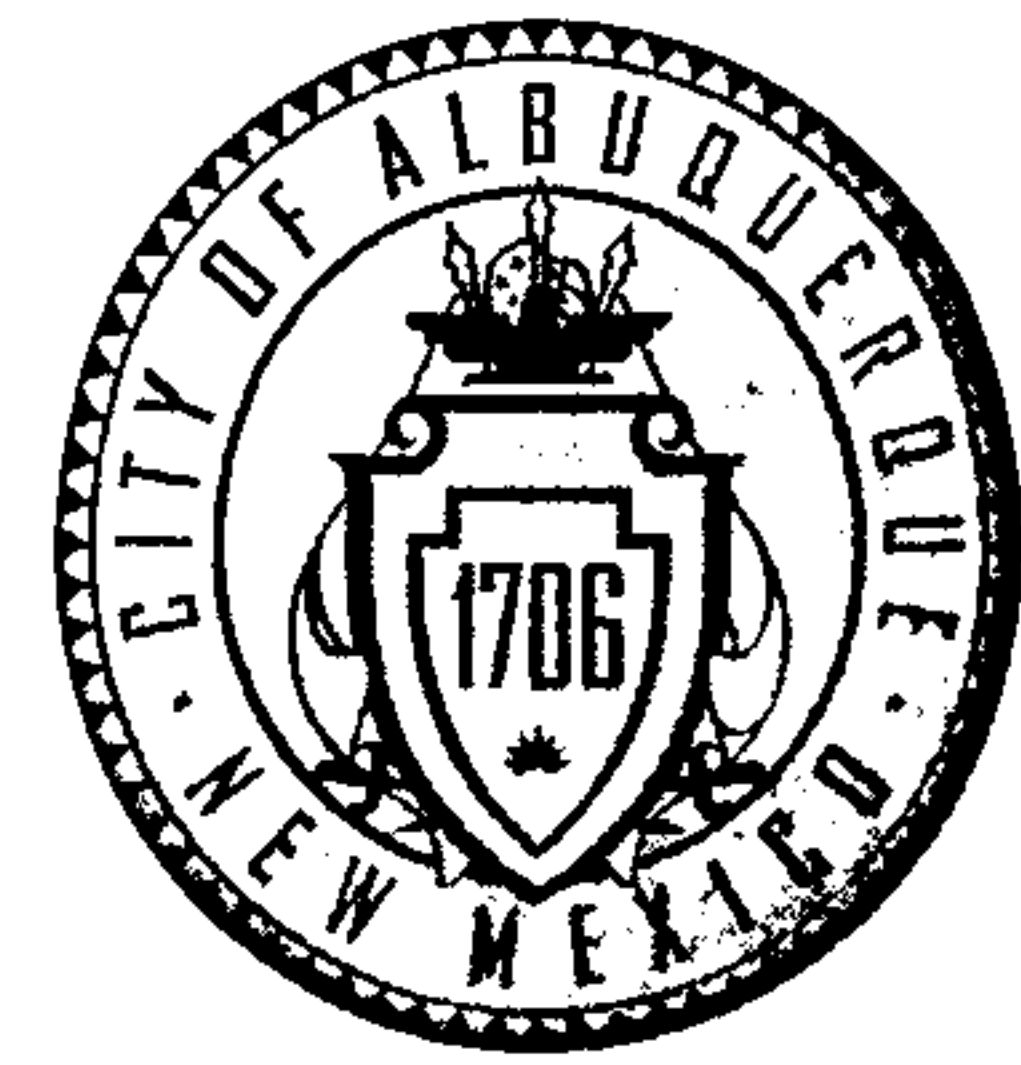


Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



August 14, 2015

Glen Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Andalucia Villas
5300 Antequera NW Buildings 7, 8 & 10
Request Permanent C.O. – Accepted
Engineer's Stamp dated: 1-18-13 (E12D15C)
Certification dated: 8-4-15**

Dear Mr. Broughton,

Based on the Certification received 8/13/2015, the site is acceptable for release of a Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

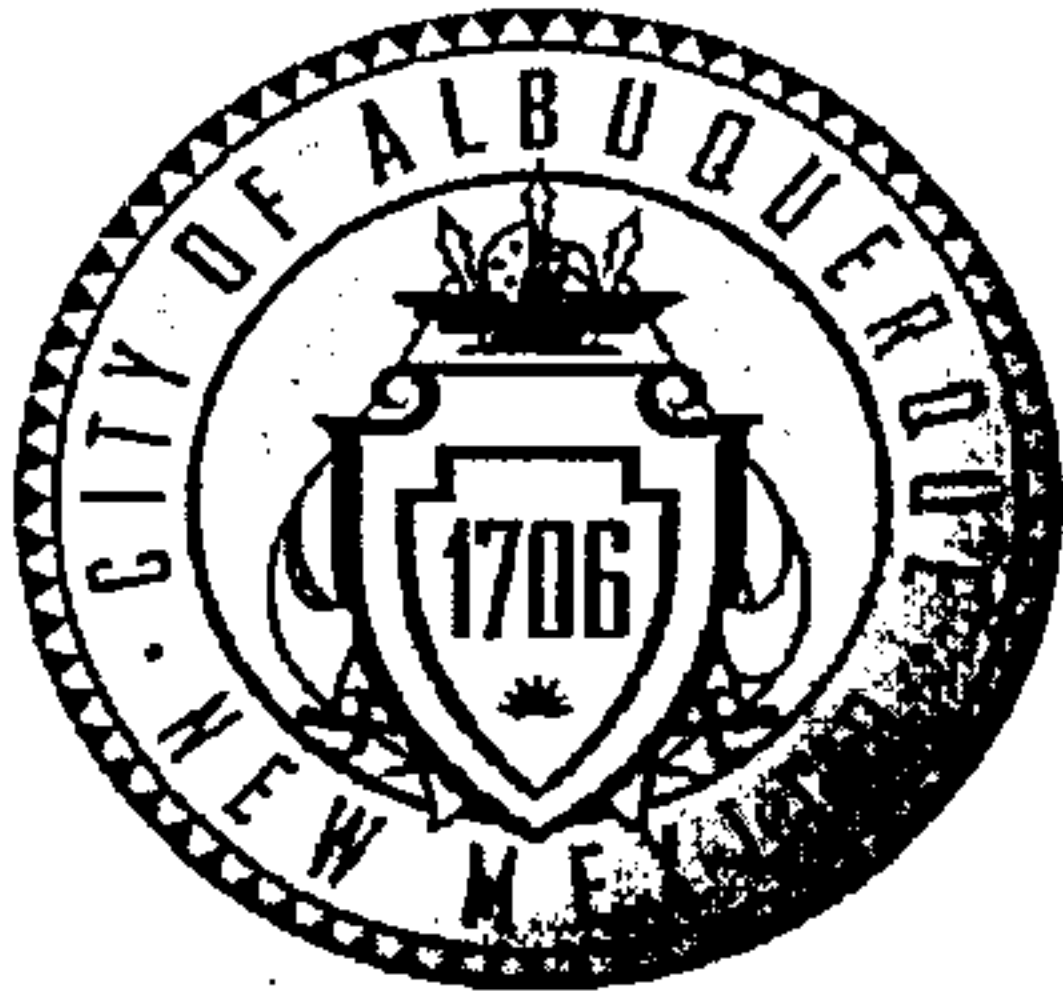
New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

www.cabq.gov

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

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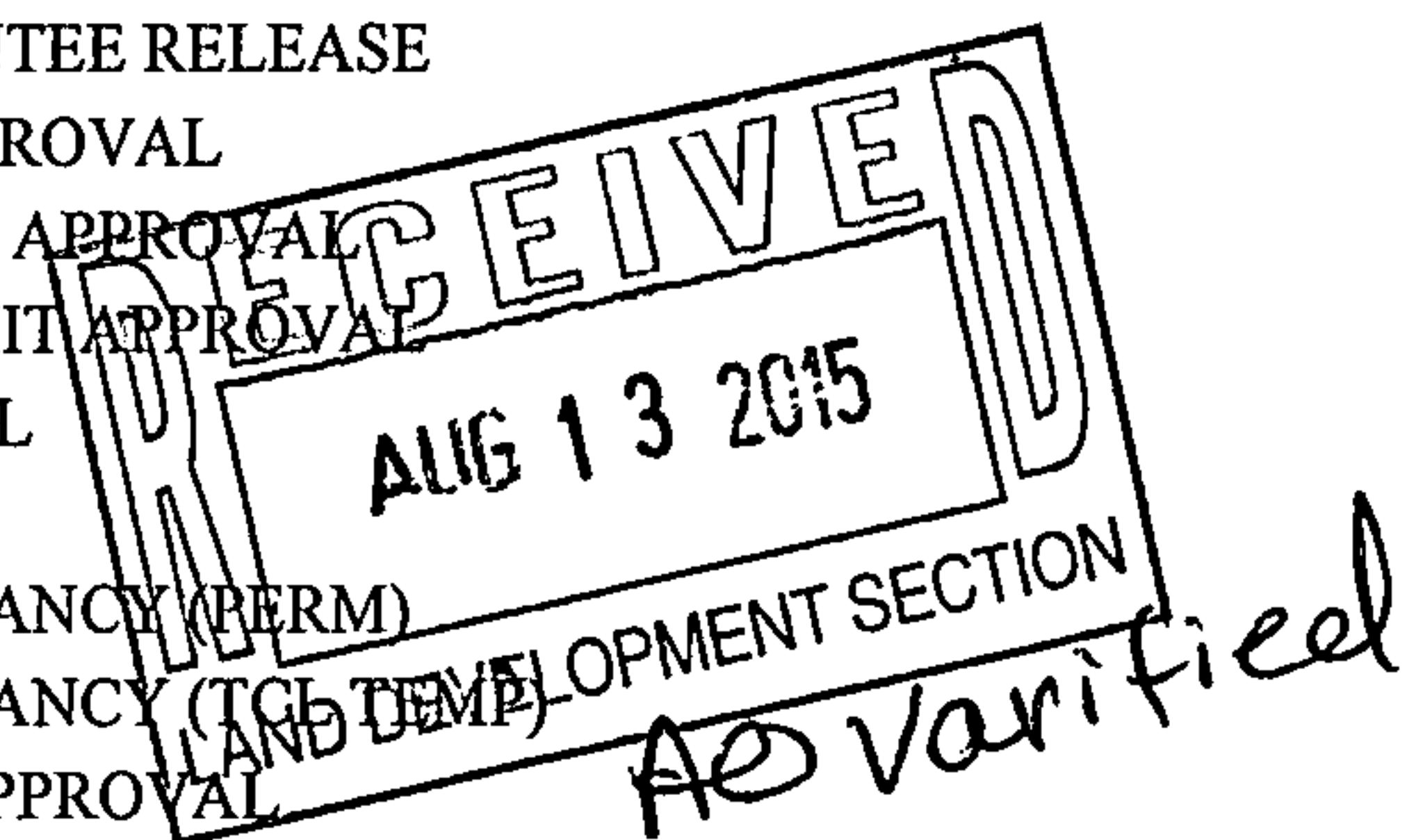
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: August 4, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Wednesday, August 05, 2015 12:37 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas Grading Cert - Resubmittal Buildings 7, 8, & 10
Attachments: Hydro Cert Buildings 7 8 & 10 - Resubmittal.pdf

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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August 4, 2015

Ms. Rita Harmon, P.E.
Senior Engineer Hydrology, Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

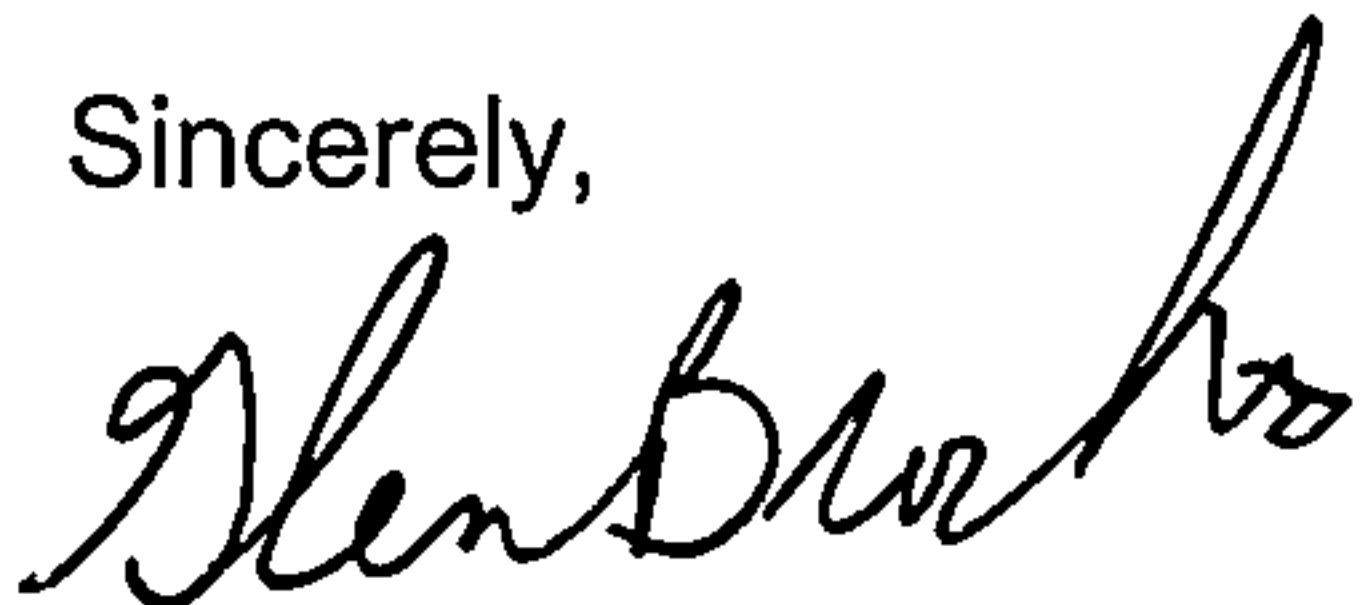
Re: Hydrology Engineer's Certification – Resubmittal Buildings 7, 8, & 10
Andalucia Villas (F12)

Dear Rita:

Enclosed for your review is the grading certification for Buildings 7, 8, and 10. The items noted in your letter dated June 11, 2015 have been addressed. The 3 inlets were covered by landscape material and since been adjusted. The manhole noted was installed, but not adjusted to final grade. This too has been corrected.

Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure

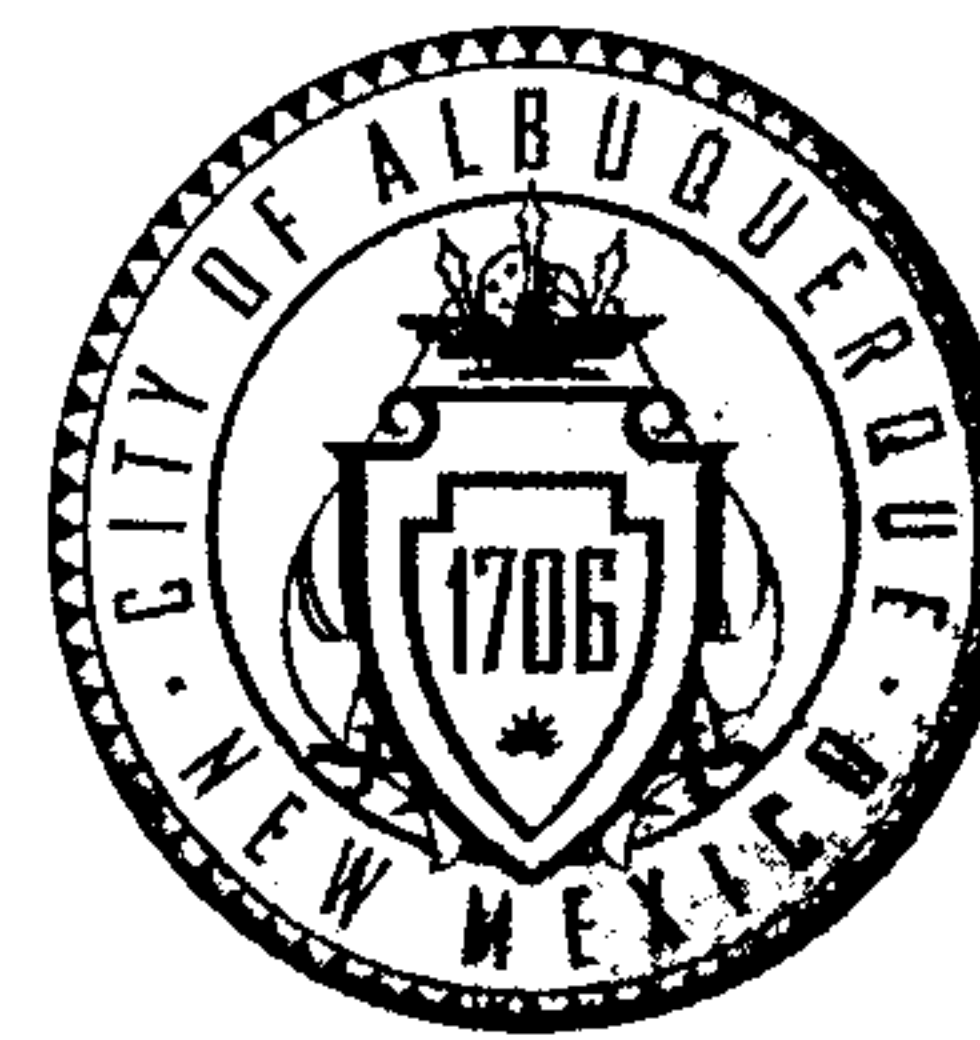


Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



June 11, 2015

Glen Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Andalucia Villas
5300 Antequera NW Buildings 7, 8 & 10
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 1-18-14 (E12D15C)
Certification dated: 6-8-15**

Dear Mr. Broughton,

Based on the Certification received 6/10/2015, the site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Three (3) inlets are missing.
- A manhole was relocated, need new inverts and reason why the relocation. How is maintenance going to be performed in the three way intersection of the storm sewer?

PO Box 1293

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

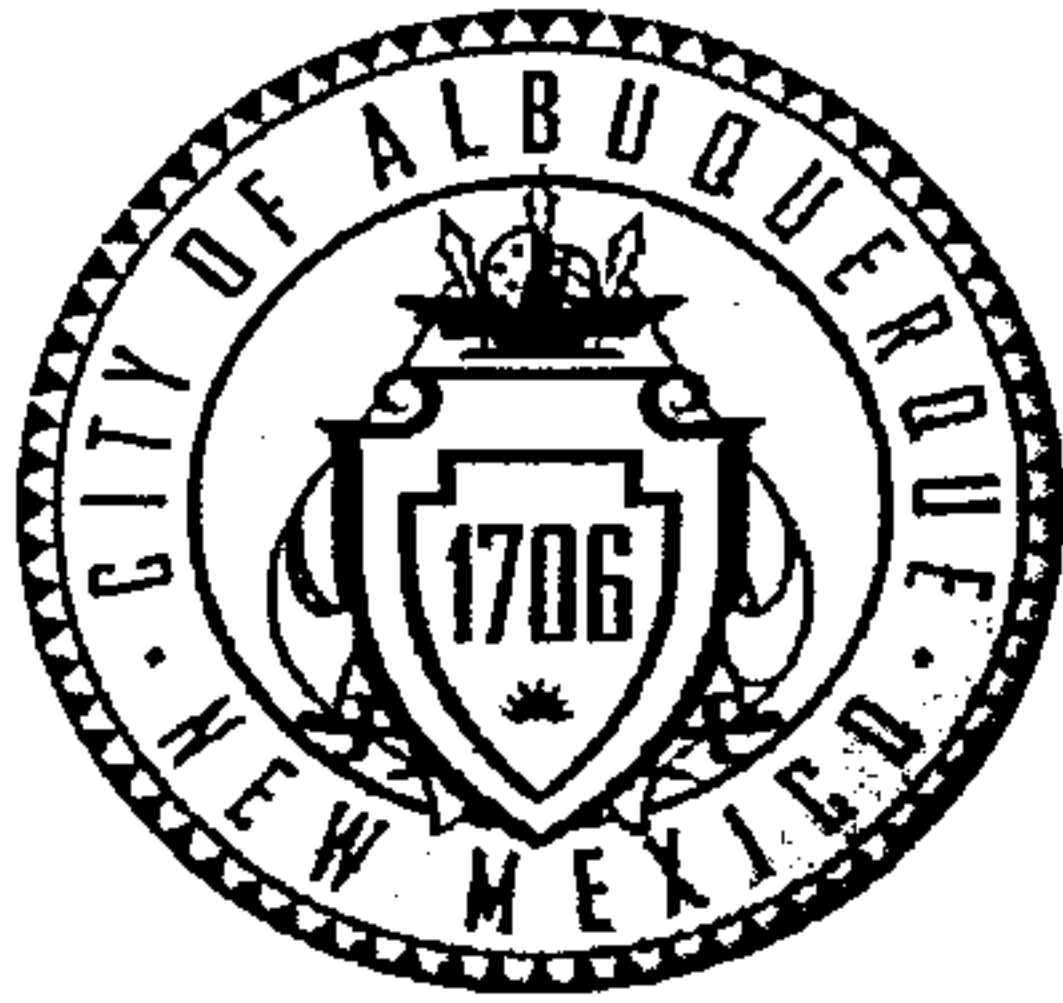
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

C: RR/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

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Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

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Address: _____

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Contractor: _____ Contact: _____

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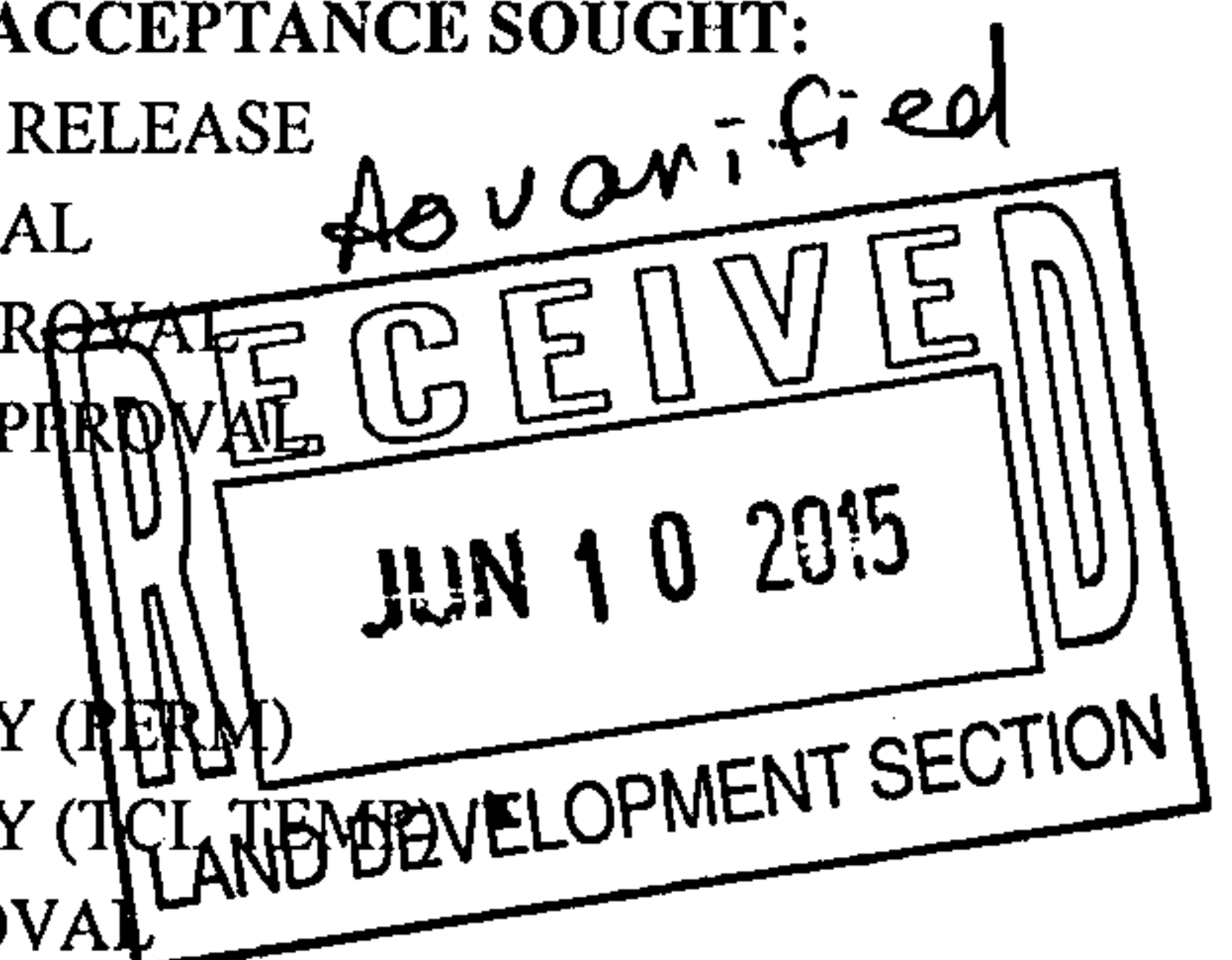
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- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: June 8, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Tuesday, June 09, 2015 5:29 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas TCL / Hydro Cert Buildings 7, 8, 10 & 13

The TCL and Hydrology certification for Buildings 7, 8, 10 and ~~13~~ can be downloaded using the following link.

<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD962015172541>

NOTE: These files will expire in 14 days from the time this email was generated.

Using Gmail and IE? Please right click on the link and select Open in new window.

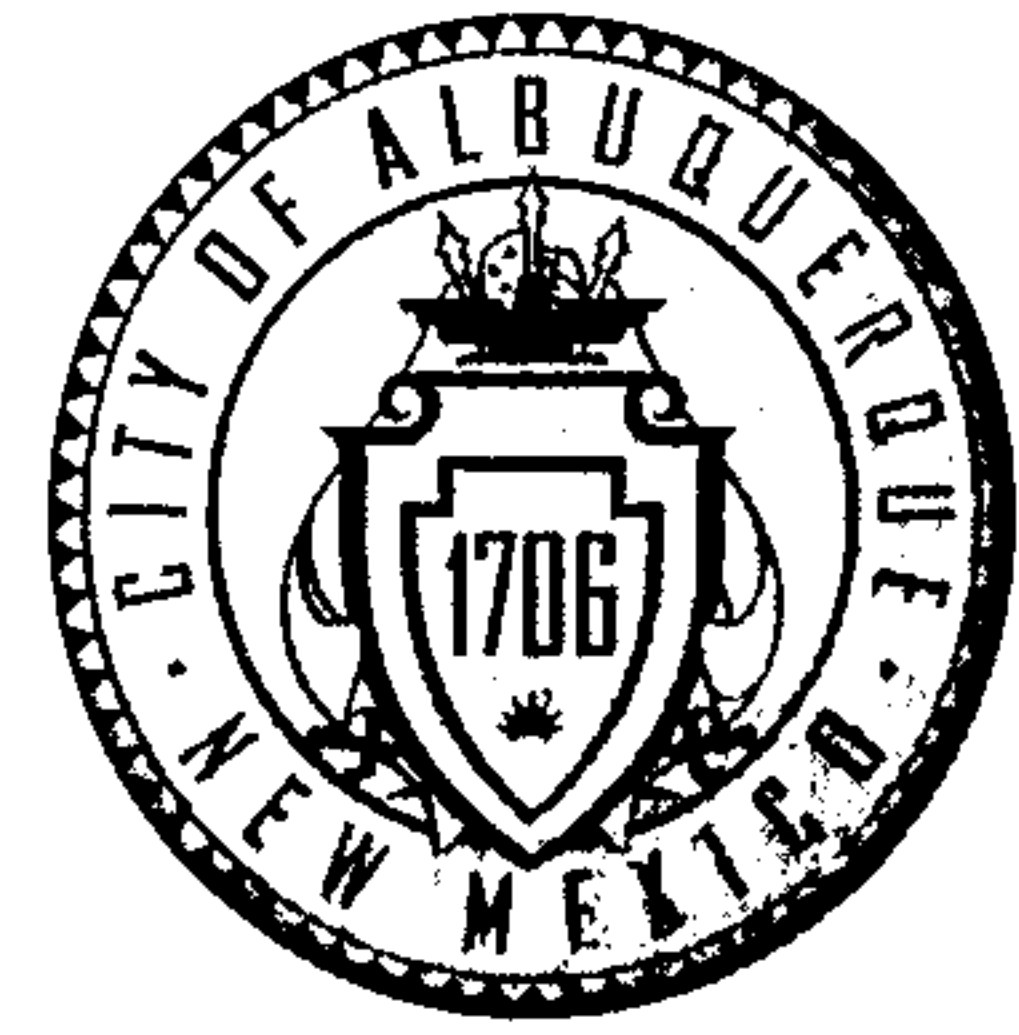
Thank you,
Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 11, 2015

Glenn Broughton
Bohannon Huston, Inc.
7500 Jefferson NE, Courtyard 1
Albuquerque, NM 87109

Re: Andalusia Villas, Buildings 7,8,10 and 13
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 2-3-12 (E12-D015C)
Certification dated 6-8-15

Dear Mr. Broughton,

Based upon the information provided in your submittal received 6-10-15,
Transportation Development has no objection to the issuance of a Permanent
Certificate of Occupancy. This letter serves as a "green tag" from Transportation
Development for a Permanent Certificate of Occupancy to be issued by the Building
and Safety Division.

If you have any questions, please contact me at (505)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



Release CO-PRM
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C
DRB#: 1004473 EPC#: _____ Work Order#: _____
Legal Description: Tract 6, North Andalucia at La Luz
City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello
Address: P.O. Box 6155 Bossier City, LA 71171
Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

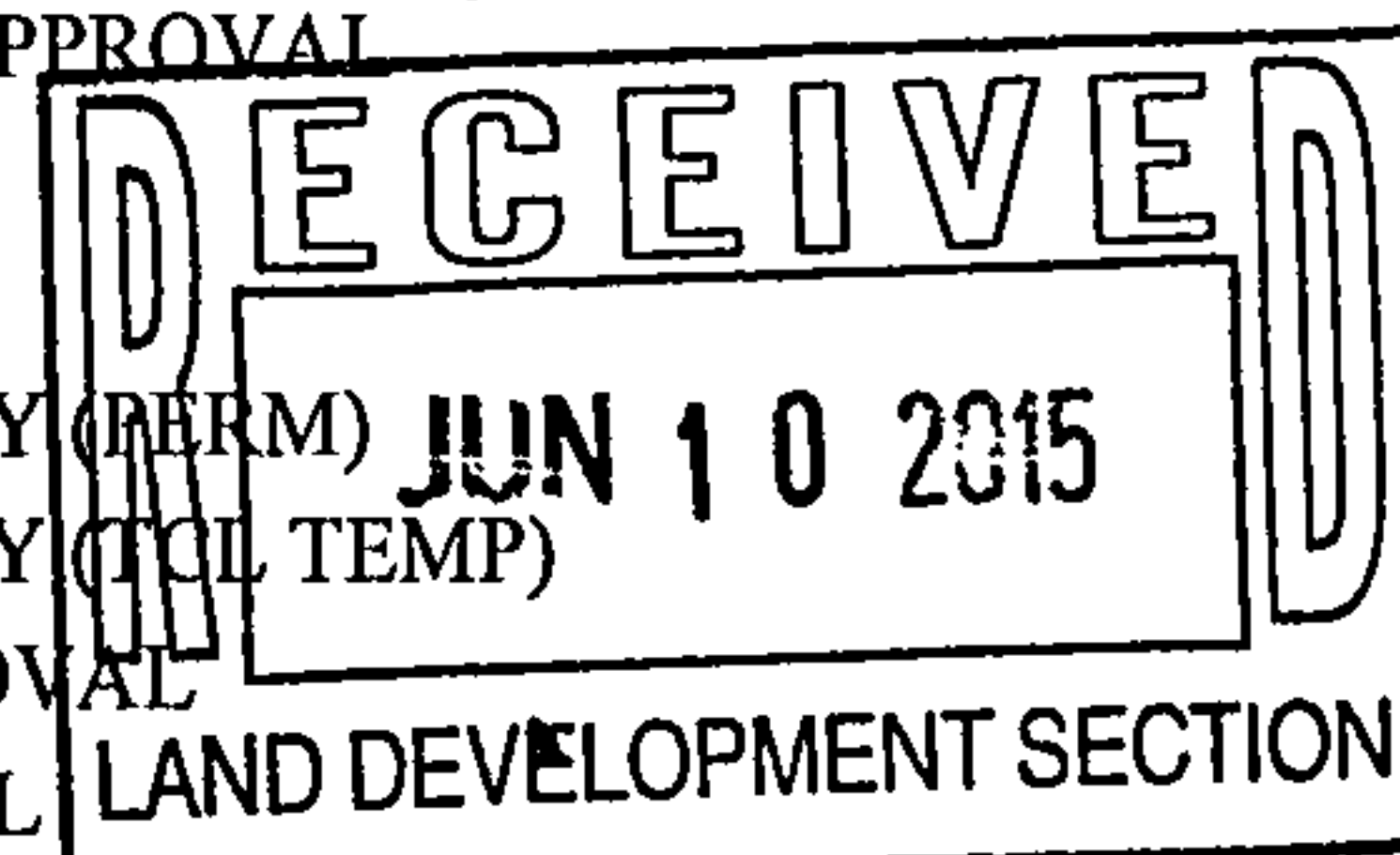
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL *As verified*
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: June 8, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Glenn Broughton

From: Glenn Broughton
Sent: Tuesday, June 09, 2015 5:29 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas TCL / Hydro Cert Buildings 7, 8, 10 & 13

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<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD962015172541>

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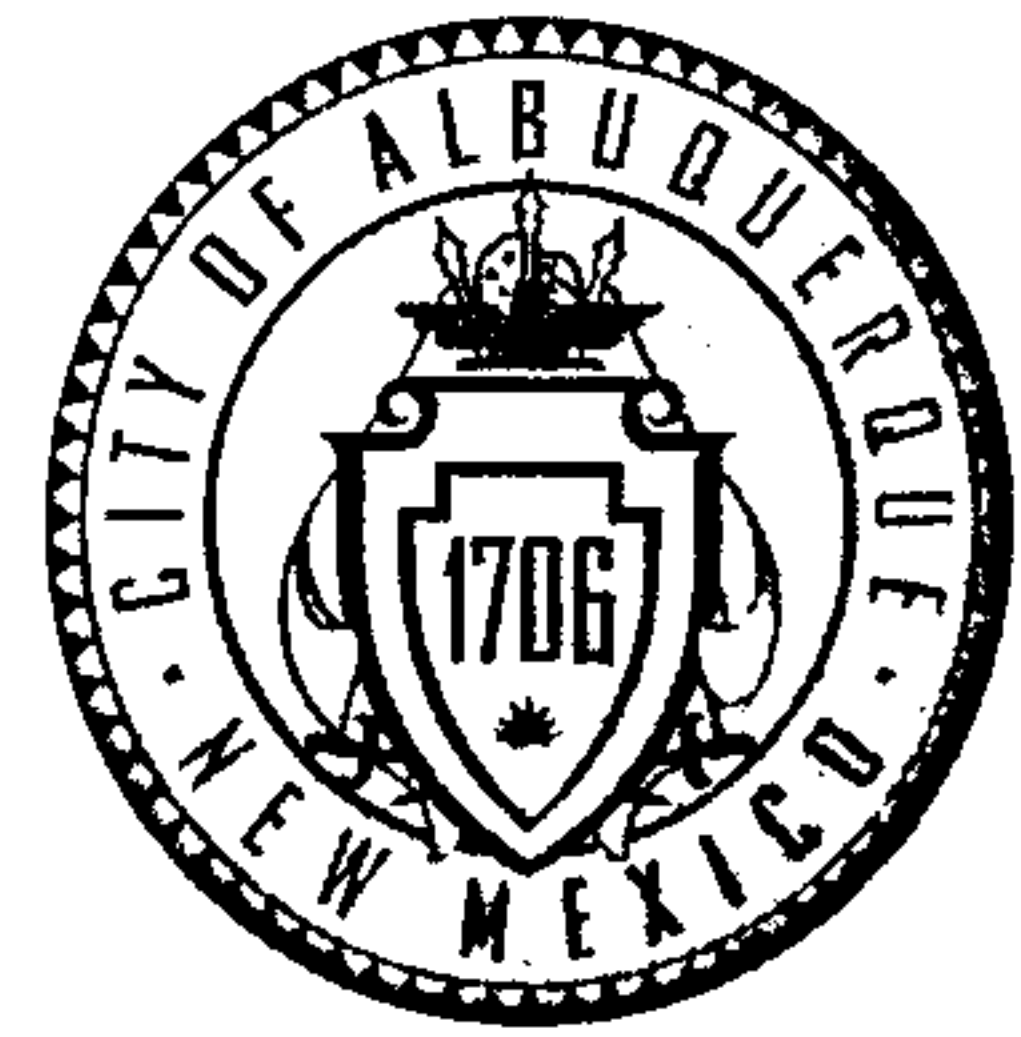
Thank you,
Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
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voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



May 29, 2015

Glen Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Andalucia Villas
5300 Antequera NW Building 15 & 18
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-14 (E12D15C)
Certification dated: 5-6-15**

Dear Mr. Broughton,

Based on the Certification received 5/28/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

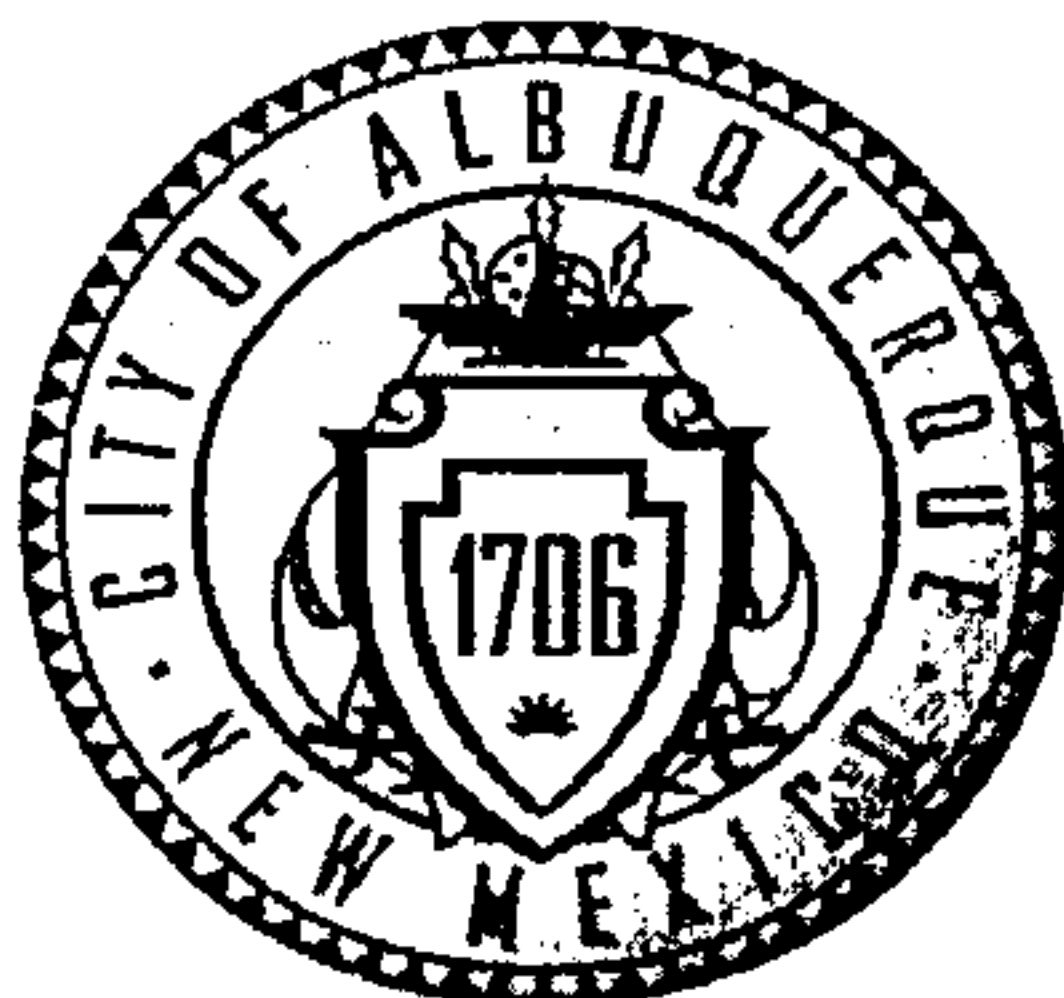
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

C: RR/RH
email



OK
To
Plan

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

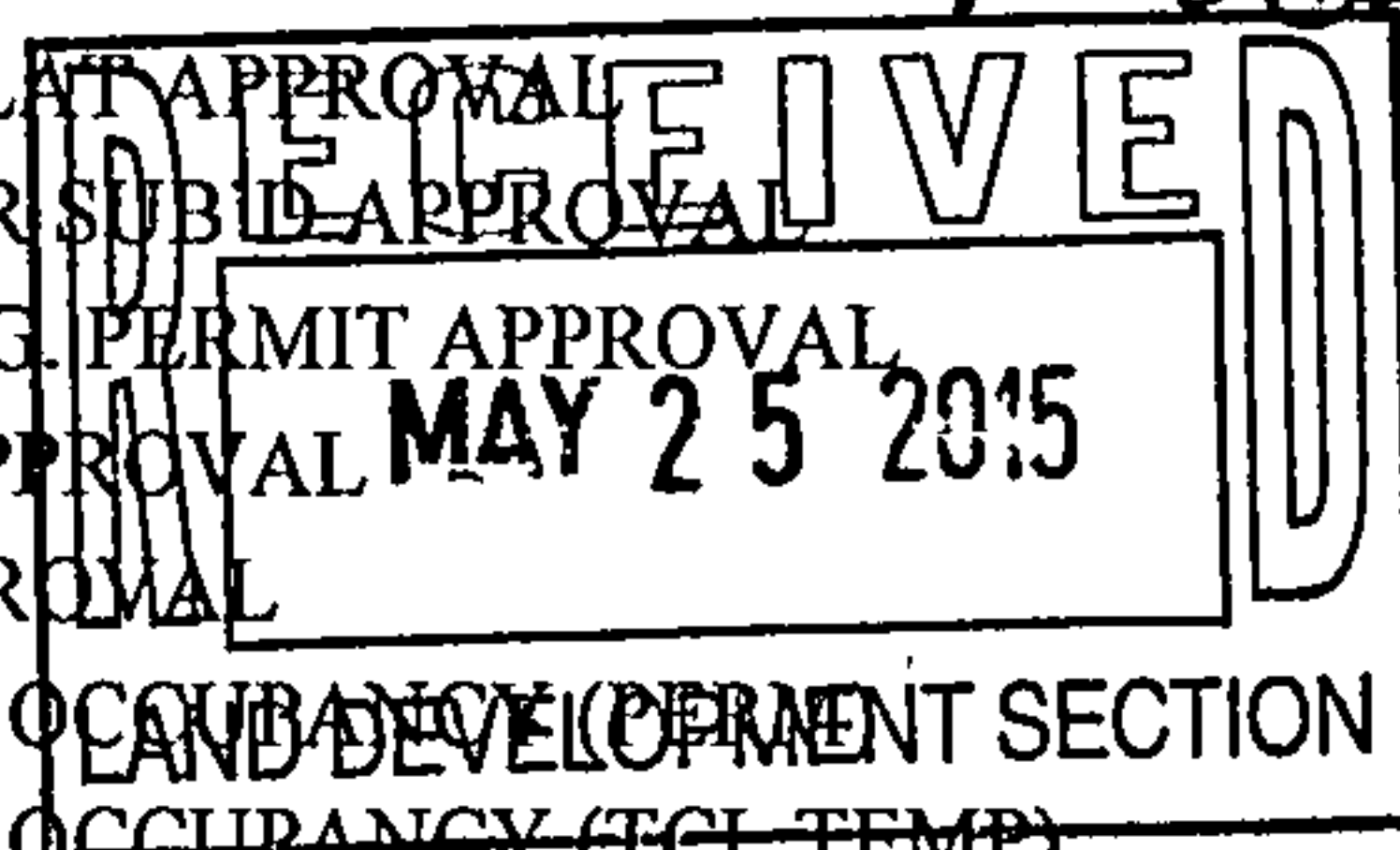
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
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- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE *Not Verified*
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBDIVISION APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
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- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

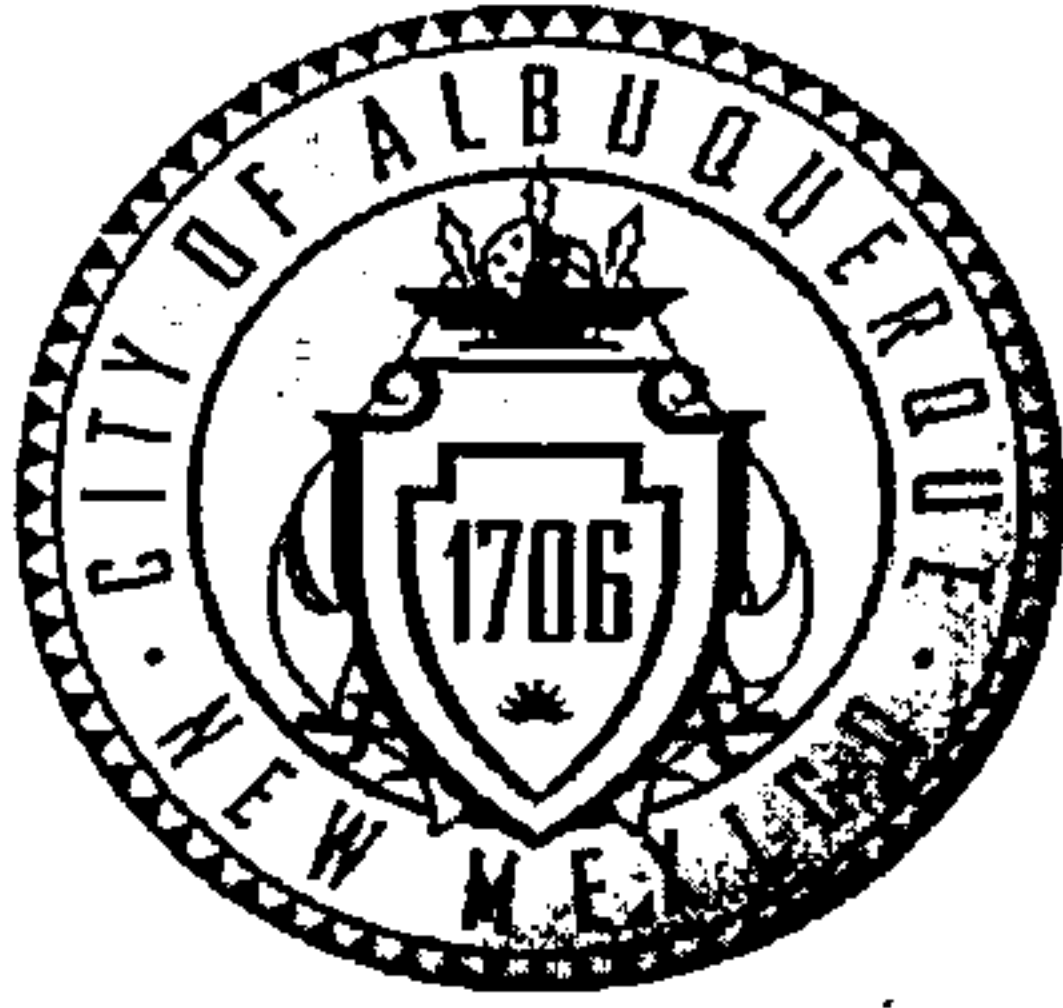


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: May 6, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C
DRB#: 1004473 EPC#: _____ Work Order#: _____
Legal Description: Tract 6, North Andalucia at La Luz
City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello
Address: P.O. Box 6155 Bossier City, LA 71171
Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

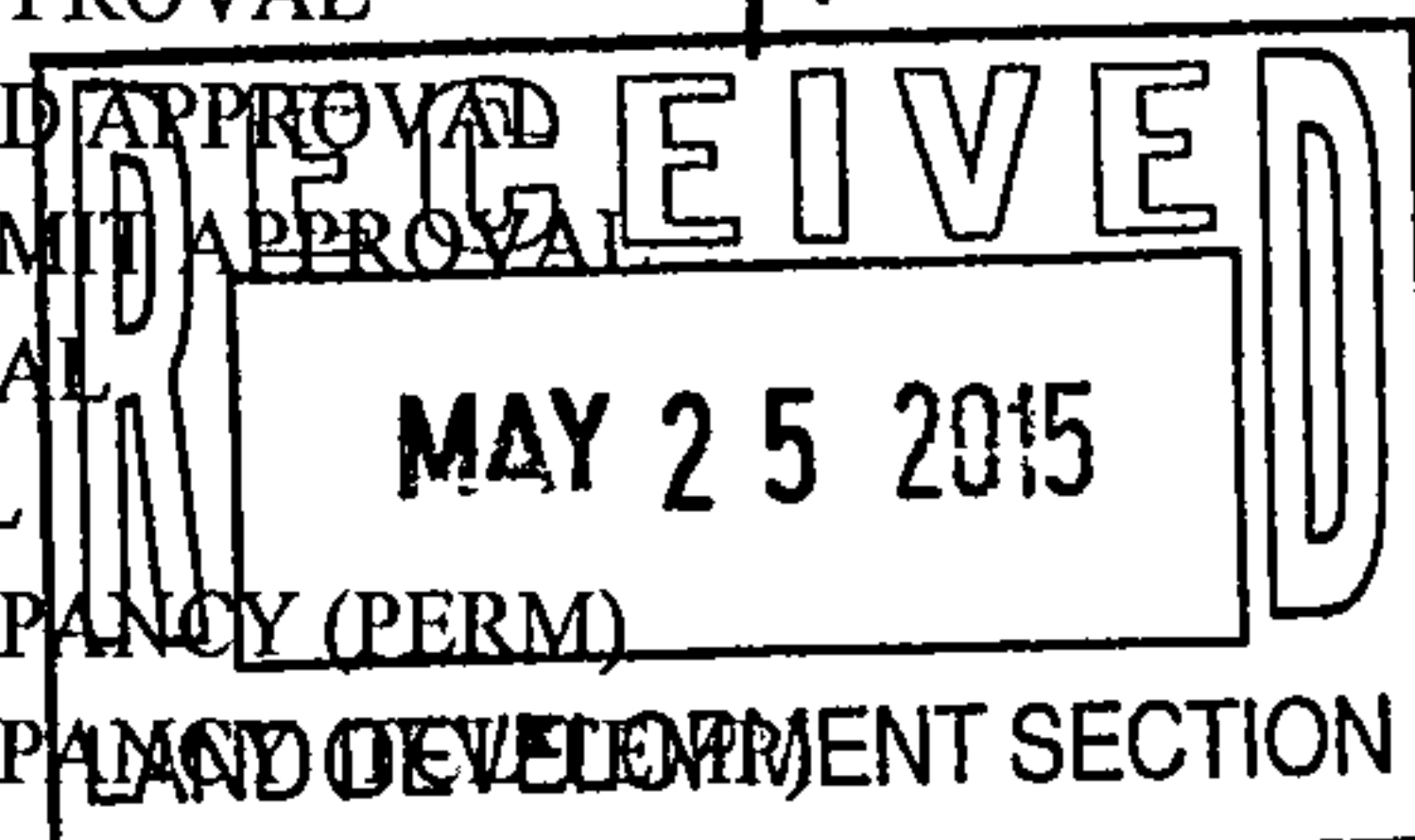
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (LAND DEVELOPMENT)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: May 26, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



April 23, 2015

Glen Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Andalusia Villas
5300 Antequera NW, Buildings 16 and 17
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-13 (E12D015C)
Certification dated: 4-22-15**

Dear Mr. Broughton,

Based on the Certification received 4/22/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology for buildings 16 & 17.

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

PO Box 1293

Albuquerque

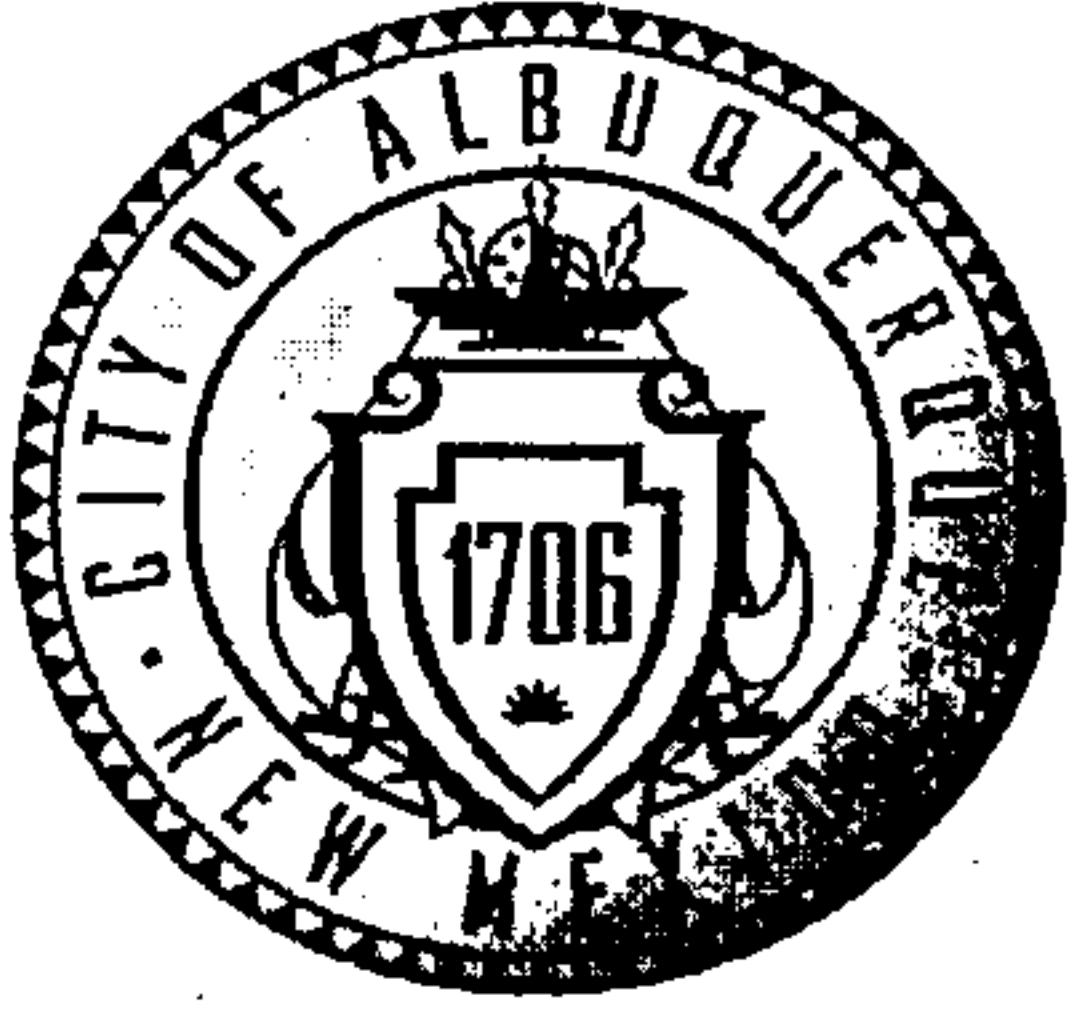
New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

www.cabq.gov

C: RR/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Bldg. 1 & 17 Building Permit #: _____ City Drainage #: E12/D015C
DRB#: 1004473 EPC#: _____ Work Order#: _____
Legal Description: Tract 6, North Andalucia at La Luz
City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello
Address: P.O. Box 6155 Bossier City, LA 71171
Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

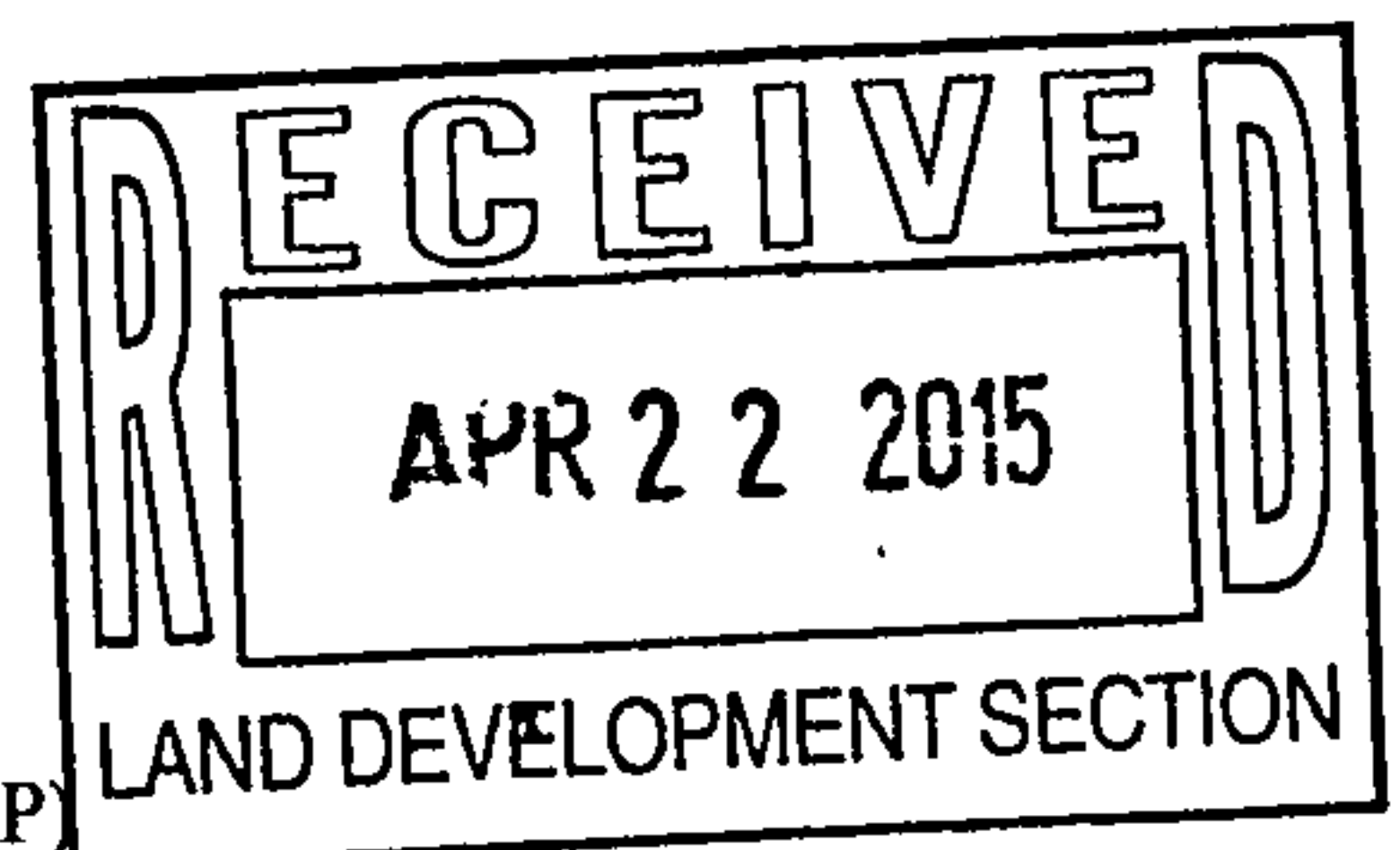
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

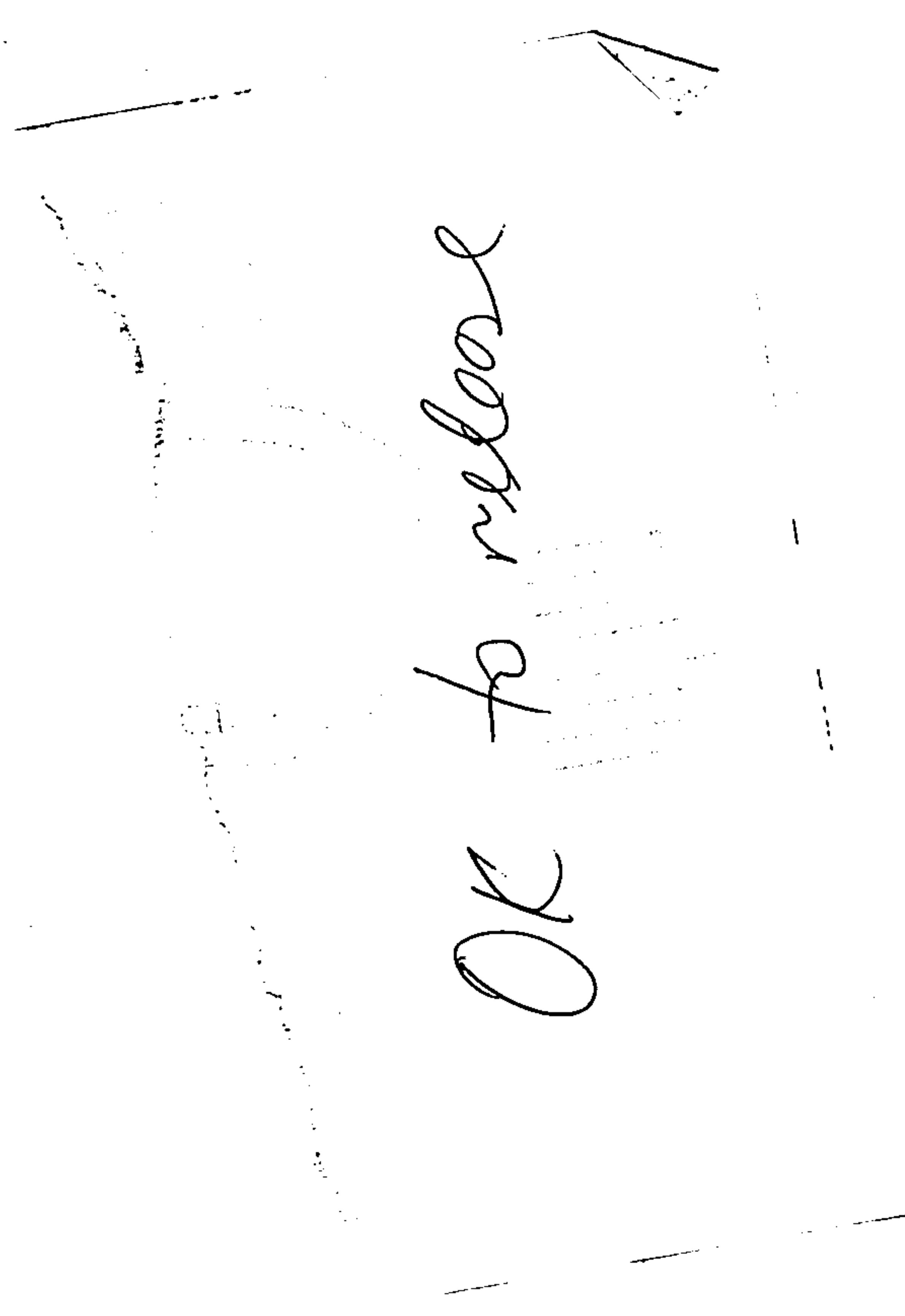


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 22, 2015 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Glenn Broughton

From: Glenn Broughton
Sent: Wednesday, April 22, 2015 3:19 PM
To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)
Subject: Andalucia Villas 5300 Antequera TCL / Hydro Submittal Buildings 16 & 17
Attachments: TCL Perm CO Buildings 16&17 Resubmittal.pdf; Hydro Perm CO Buildings 16&17 Resubmittal.pdf

Please see our resubmittal for Buildings 16 & 17 for the project referenced above.

Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

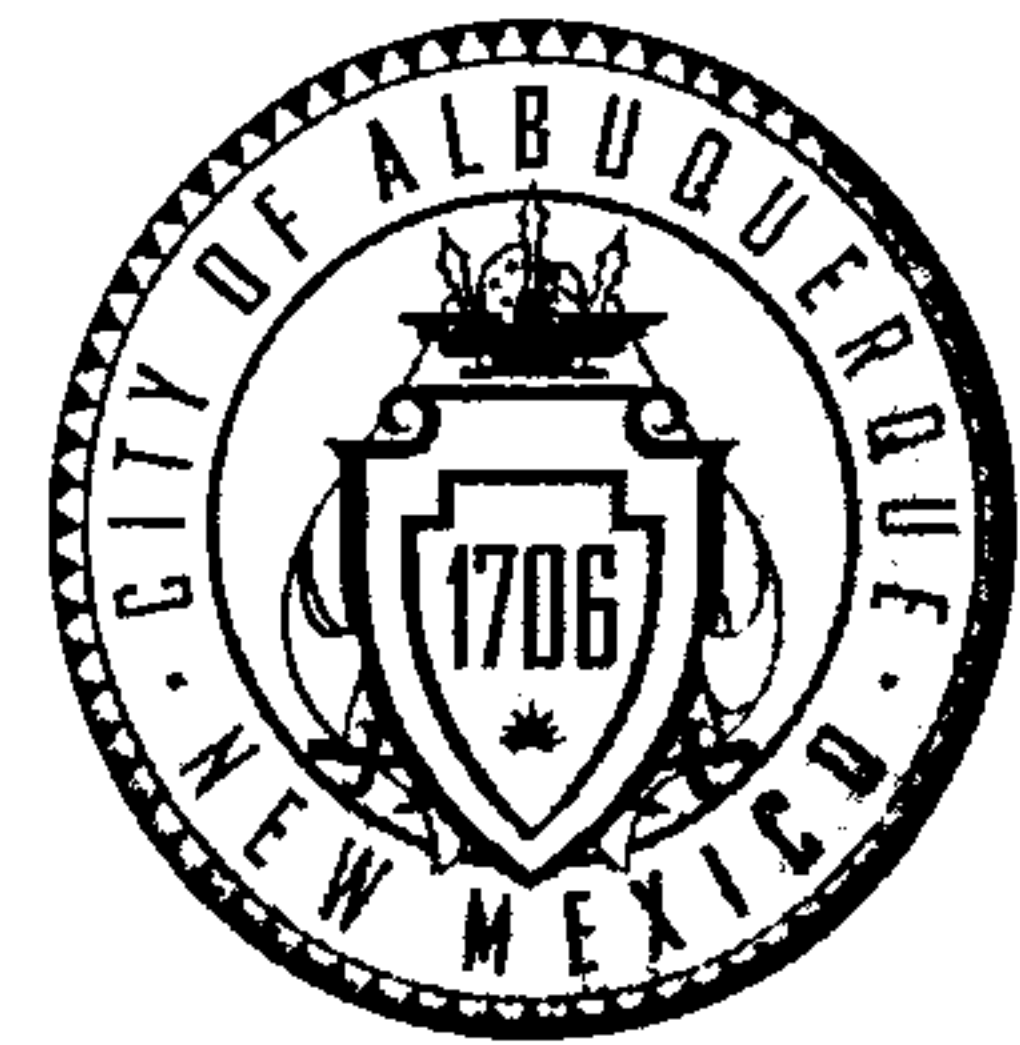
Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



April 20, 2015

Scott Steffen, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalucia Villas
5300 Antequera NW, Buildings 3, 4, 13 and 14
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-13 (E12D015C)
Certification dated: 4-13-15

Dear Mr. Broughton,

Based on the Certification received 4/13/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology for the above named buildings.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

www.cabq.gov

C: RR/RH
email

Glenn Broughton

From: Glenn Broughton
Sent: Monday, April 13, 2015 9:41 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas Buildings 3, 4, 13 through 18

Good Morning Monica,

We are submitting our request for Hydrology and TCL permanent CO. This is for buildings 3, 4, and 13 through 18. The request is being done in groups of two buildings per submittal for a total of 4 separate submittals for hydrology and TCL.

The file size is too large to email, but you can use the following link to download the submittal.
<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD134201593937>

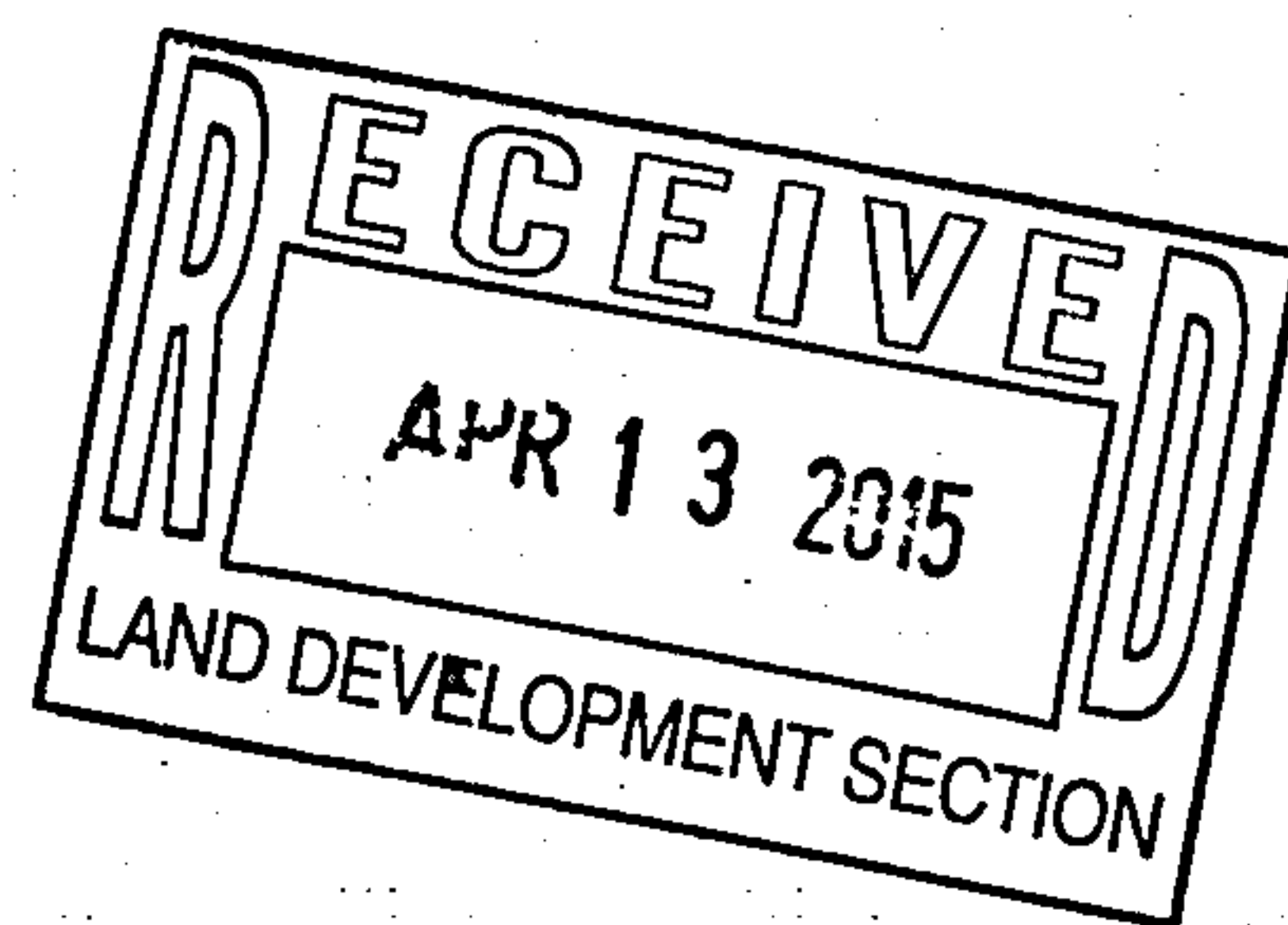
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas 13 + 14 Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

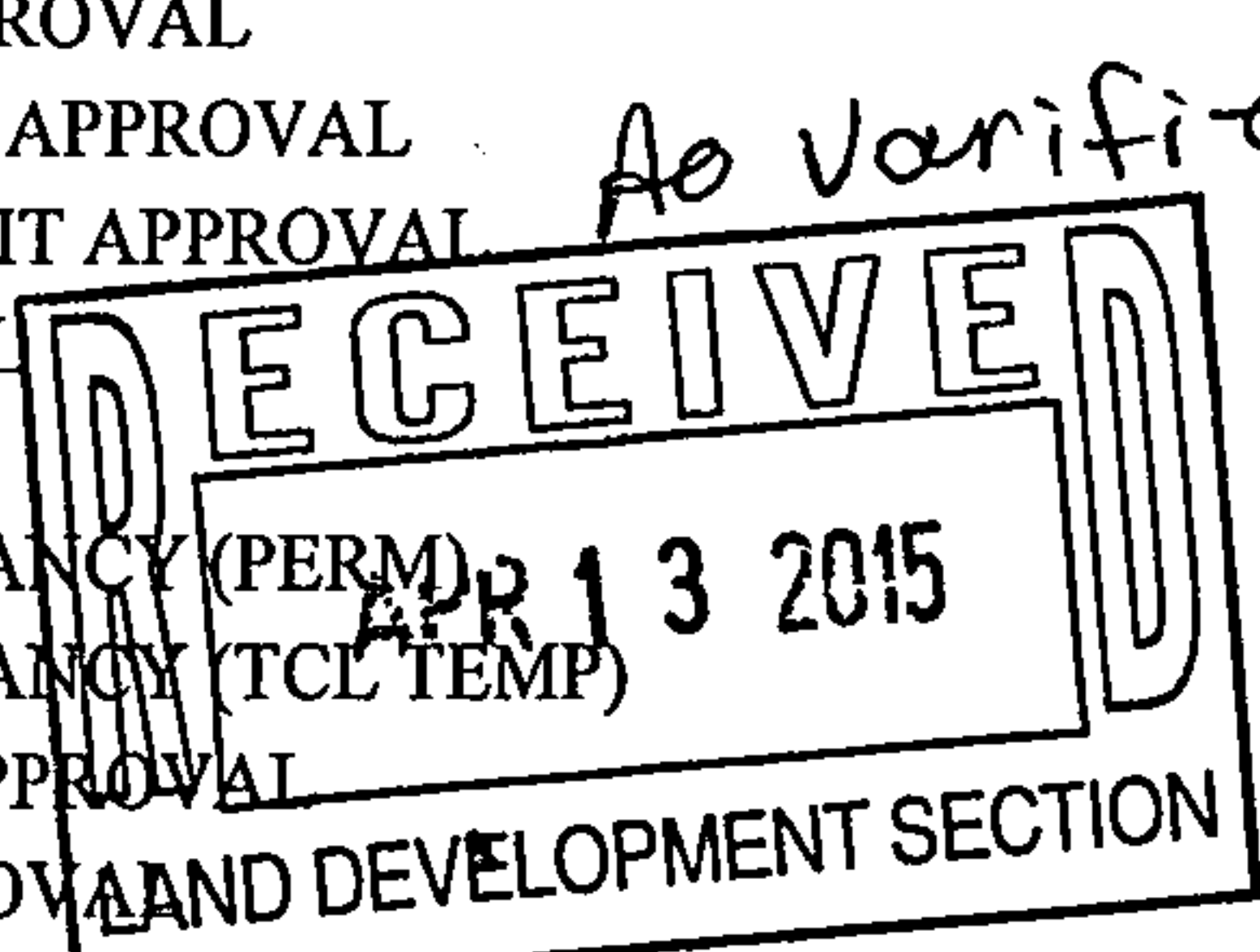
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

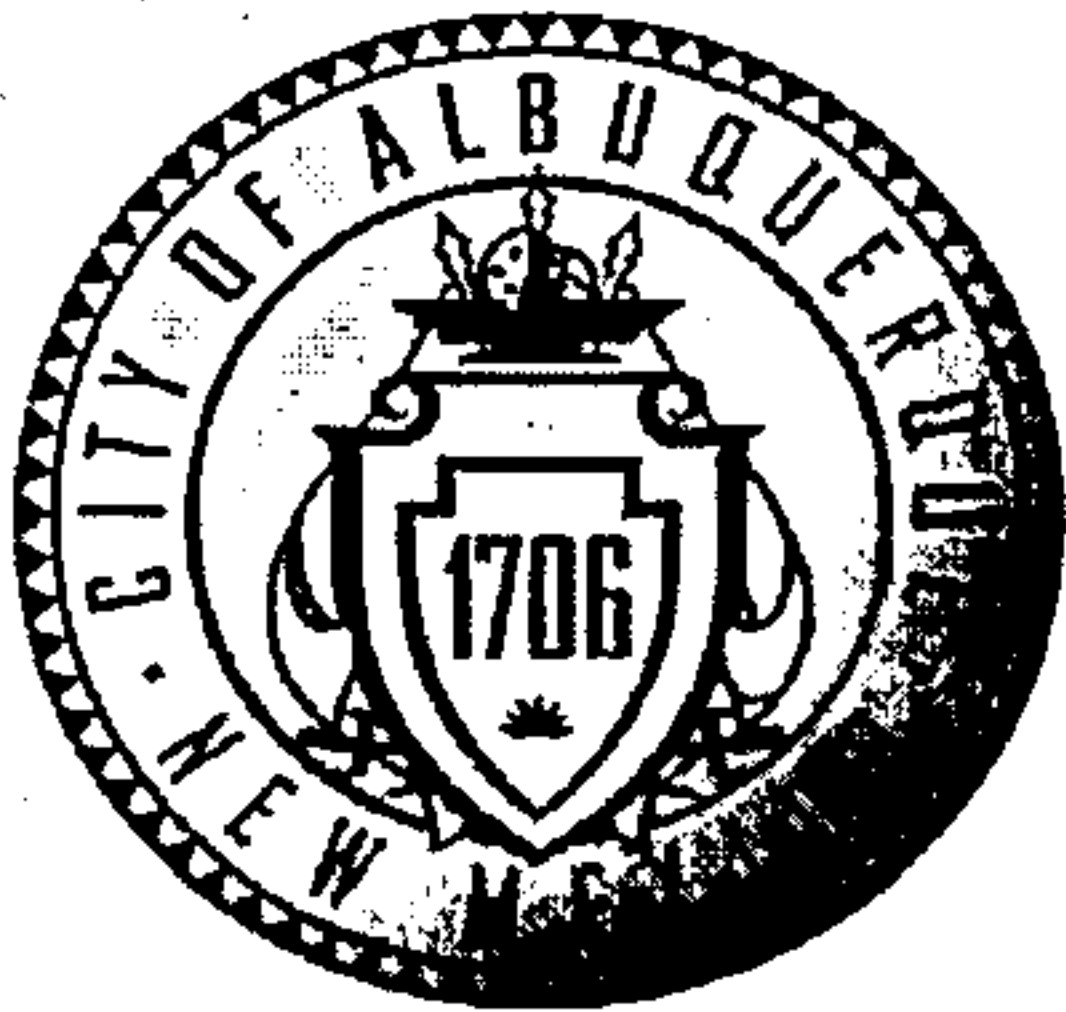


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 13, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Bldg 3 + 4 Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
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- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
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- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: April 13, 2015 By: Glenn Broughton

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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Monday, April 13, 2015 9:41 AM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Racquel Michel (rmichel@cabq.gov)
Subject: Andalucia Villas Buildings 3, 4, 13 through 18

Good Morning Monica,

We are submitting our request for Hydrology and TCL permanent CO. This is for buildings 3, 4, and 13 through 18. The request is being done in groups of two buildings per submittal for a total of 4 separate submittals for hydrology and TCL.

The file size is too large to email, but you can use the following link to download the submittal.
<http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKgbroughtD134201593937>

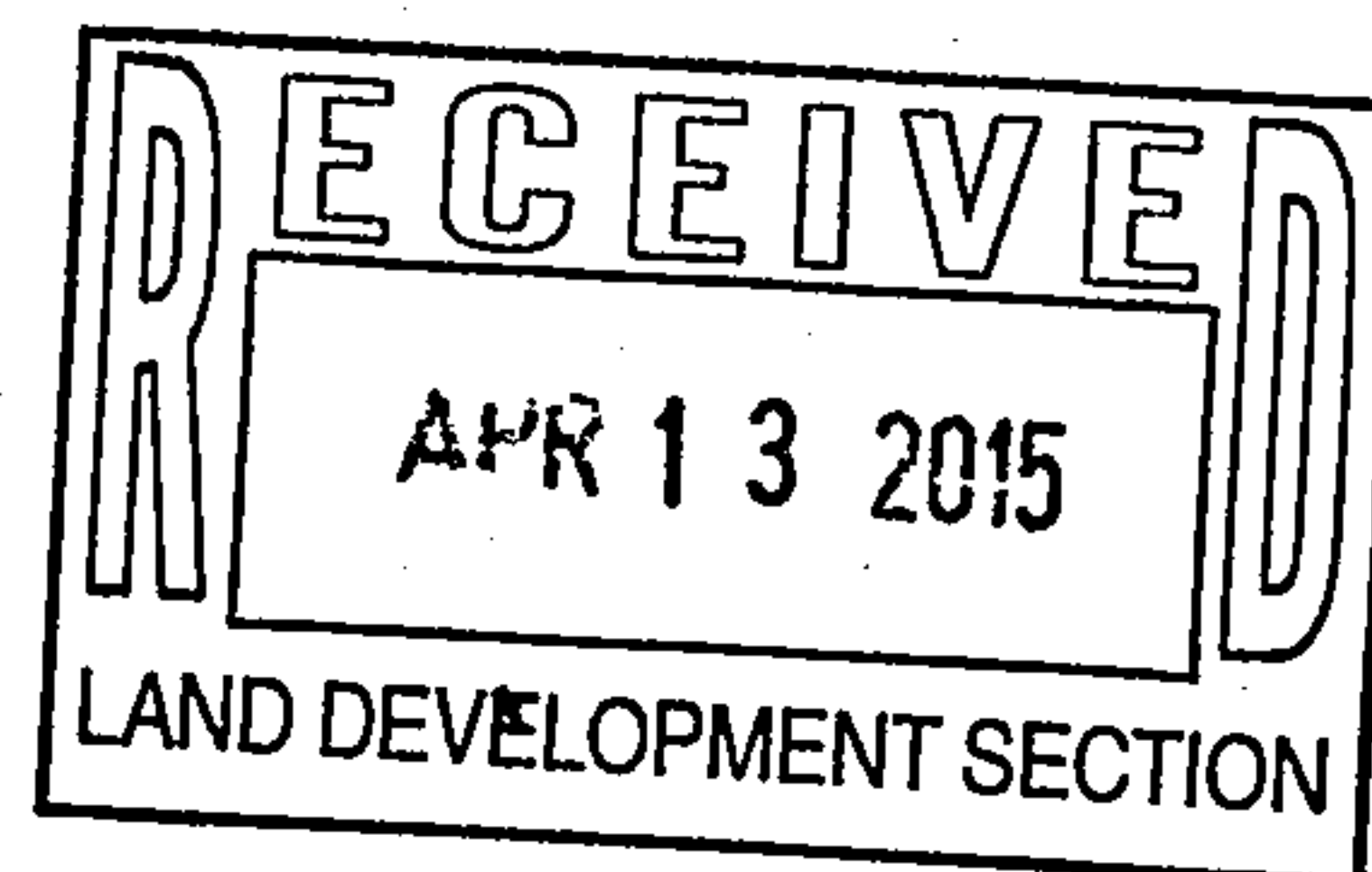
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

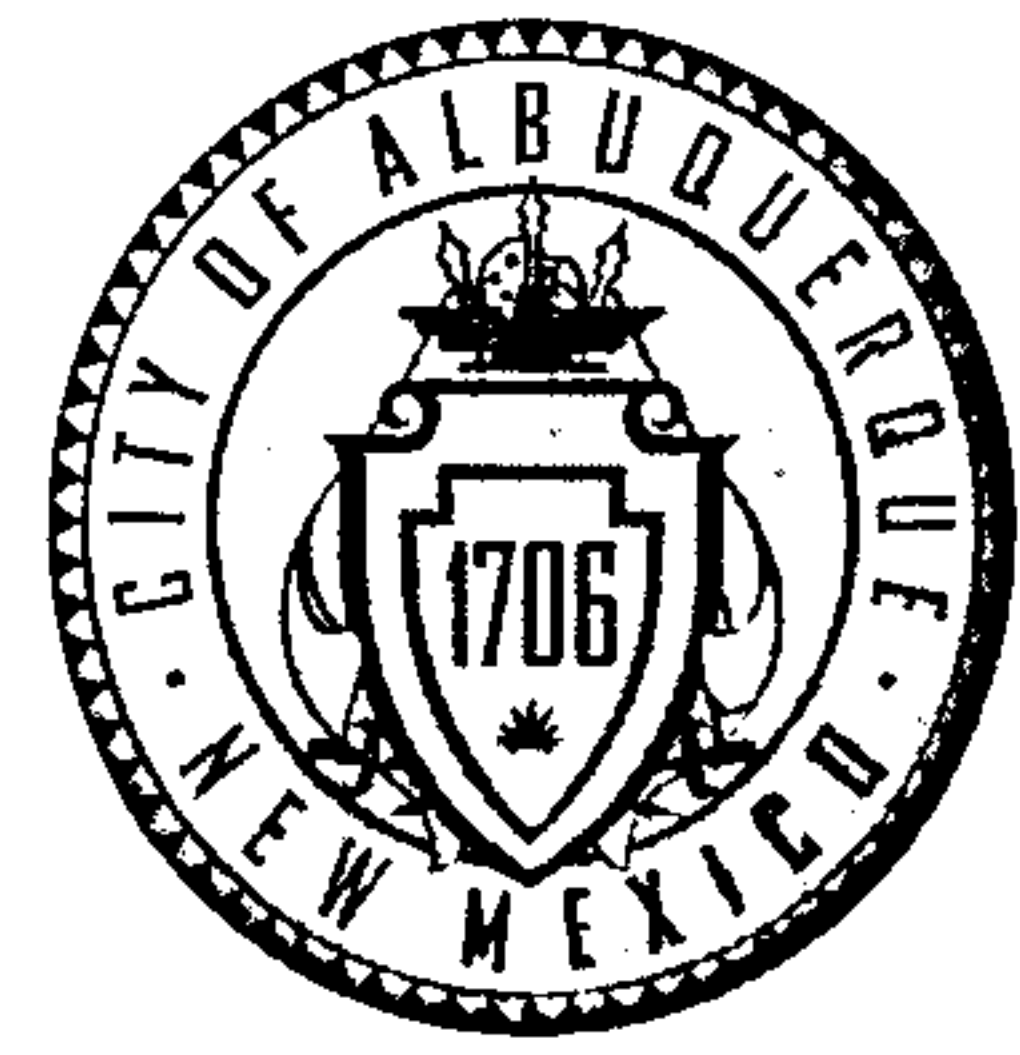
Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



March 10, 2015

Glenn Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalusia Villas
5300 Antequera NW, Buildings 19 and 20
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-13 (E12D015C)
Certification dated: 3-6-15

Dear Mr. Broughton,

Based on the Certification received 3/6/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology for buildings 19 and 20.

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

PO Box 1293

Albuquerque

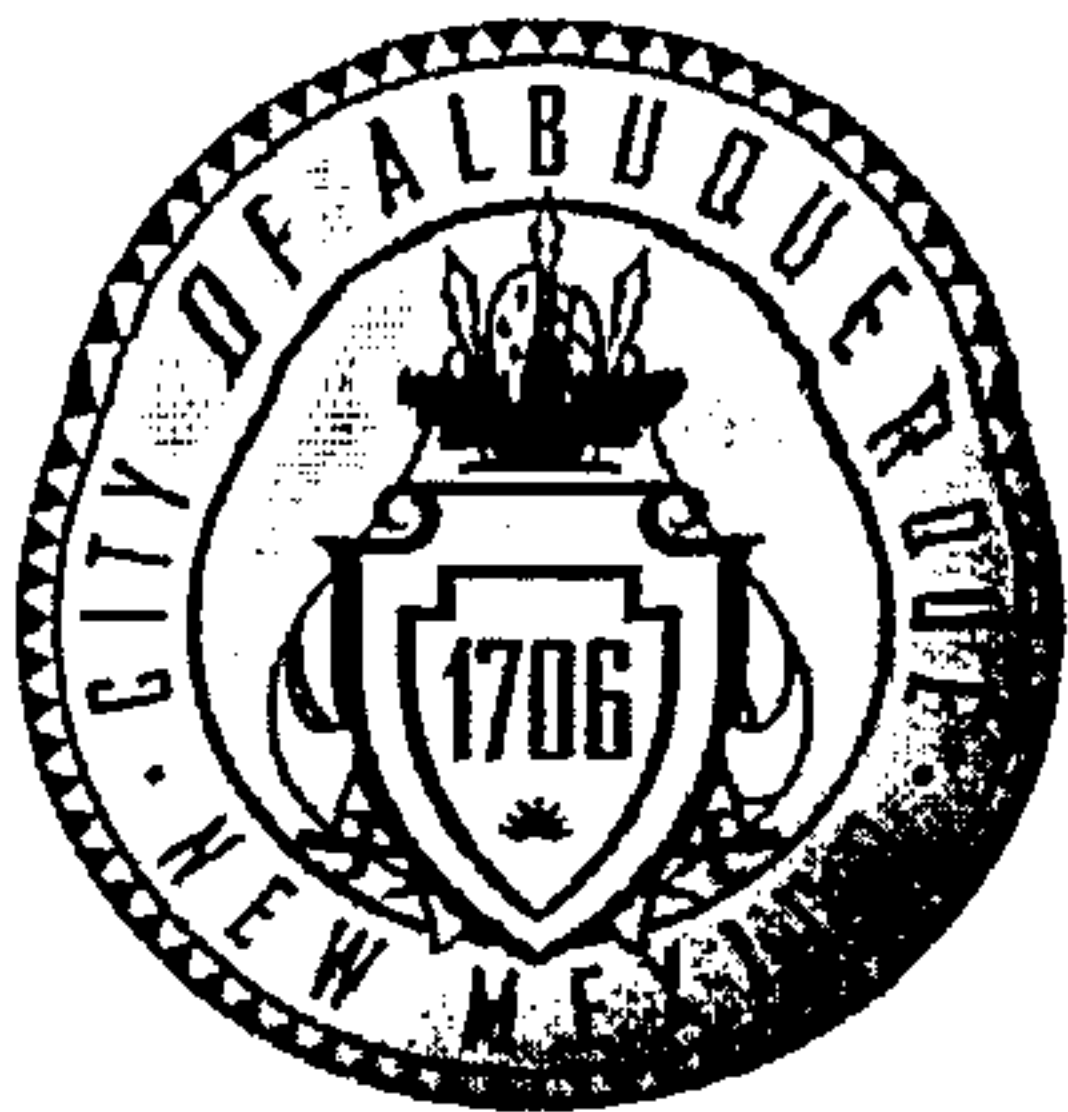
New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

www.cabq.gov

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

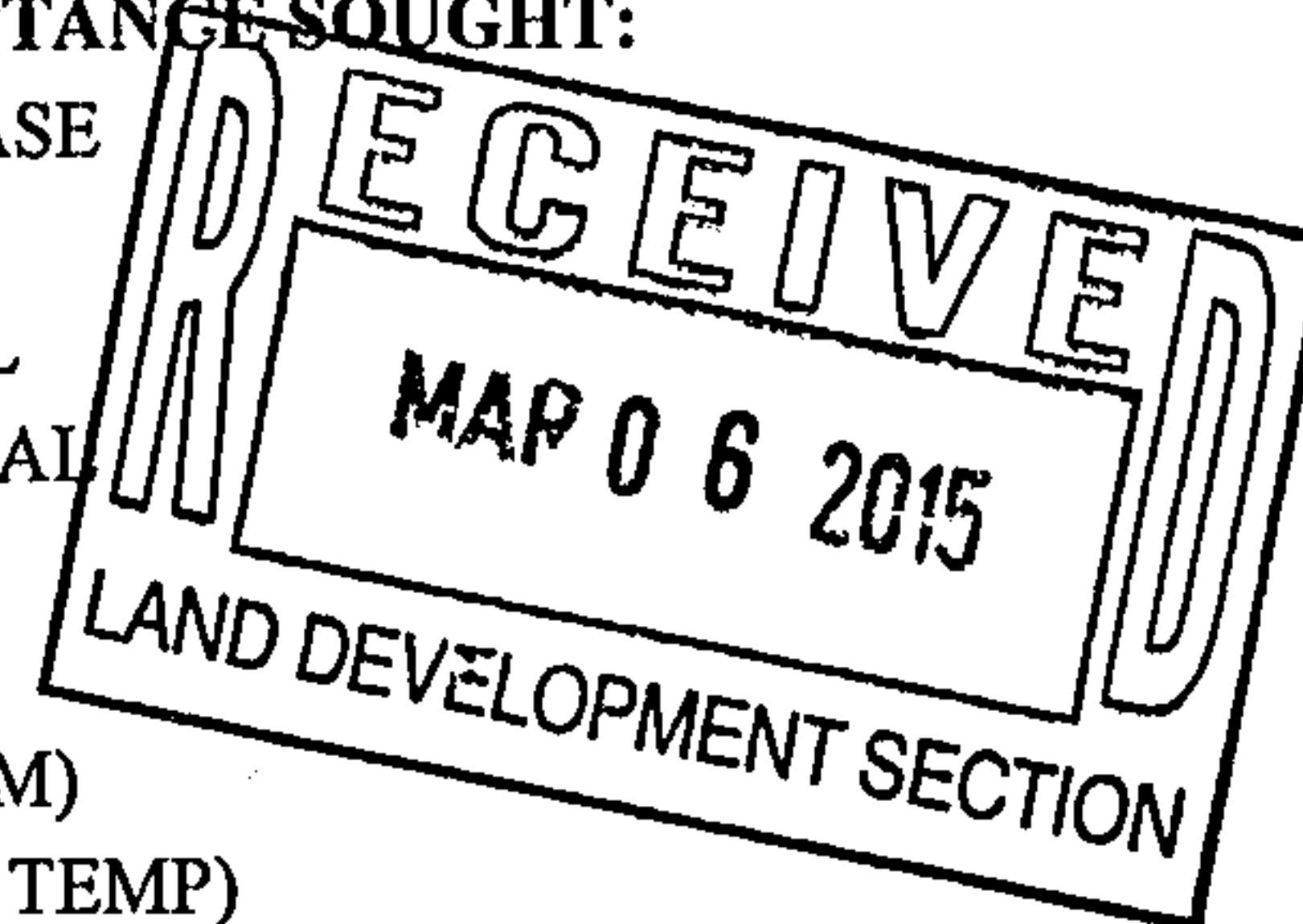
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: March 6, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



January 30, 2015

Glenn Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalusia Villas
5300 Antequera NW, Buildings 2, 21, 22, and 23
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-13 (E12D015C)
Certification dated: 1-27-15

Dear Mr. Broughton,

Based on the Certification received 1/27/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology for the above named buildings.

However, the next CO will be held up on the other buildings until all of the areas are cleaned up and drain to substantial compliance.

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

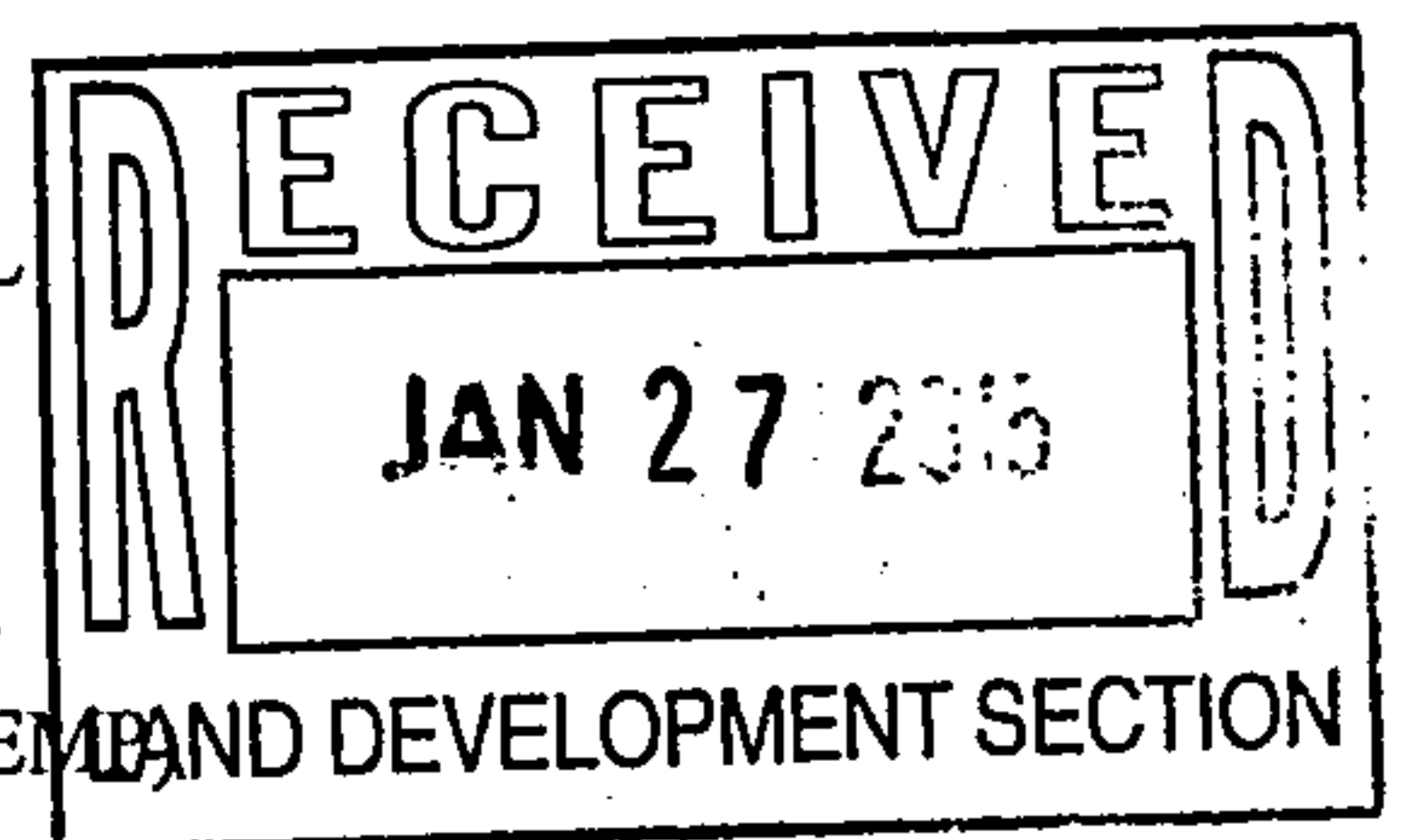
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: January 27, 2015 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton
Sent: Tuesday, January 27, 2015 2:13 PM
To: Ortiz, Monica (mortiz@cabq.gov)
Cc: Harmon Rita T. (rharmon@cabq.gov); Curtis Cherne (ccherne@cabq.gov)
Subject: Andalucia Villas Hydro Cert; Temp CO Buildings 2, 19, 20, 21, 22, 23
Attachments: Grading Cert Perm CO 2 19 20 21 22 & 23.pdf; Drainage Info Sheet.pdf

Hello Monica,

Please see our Hydrology certification for Andalucia Villas Buildings 2, 19, 20, 21, 22 and 23. We are requesting Temporary CO for these buildings.

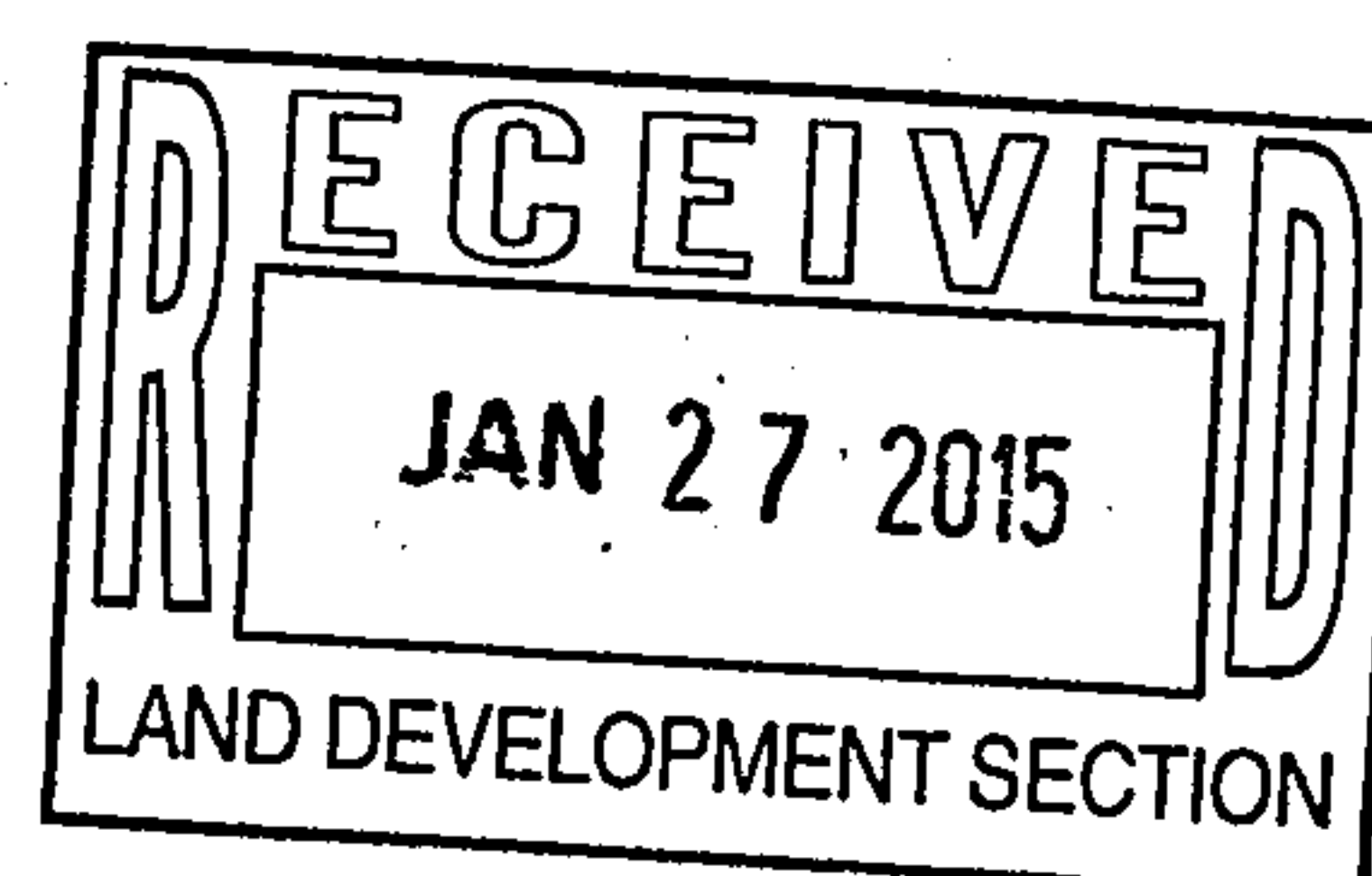
Thank you,

Glenn Broughton, P.E., LEED AP
Senior Project Manager
Community Development & Planning
Direct line: 505-798-7872

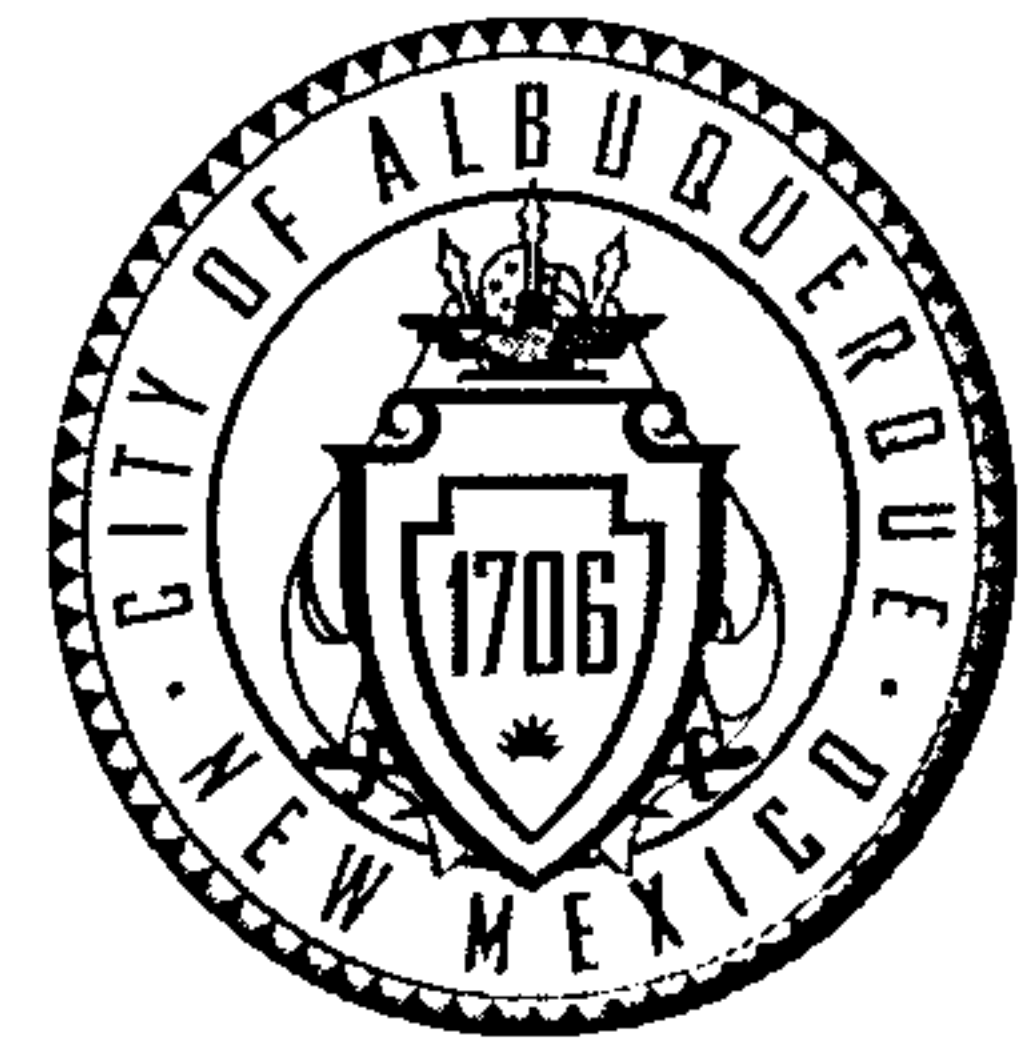
Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



November 25, 2014

Glenn Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalusia Villas
5300 Antequera NW, Buildings 1 and 24
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-13 (E12D015C)
Certification dated: 11-24-14

Dear Mr. Broughton,

Based on the Certification received 11/24/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology for buildings 1 and 24.

However, the next CO will be held up until a few of the domed inlets are cleaned out.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

www.cabq.gov

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

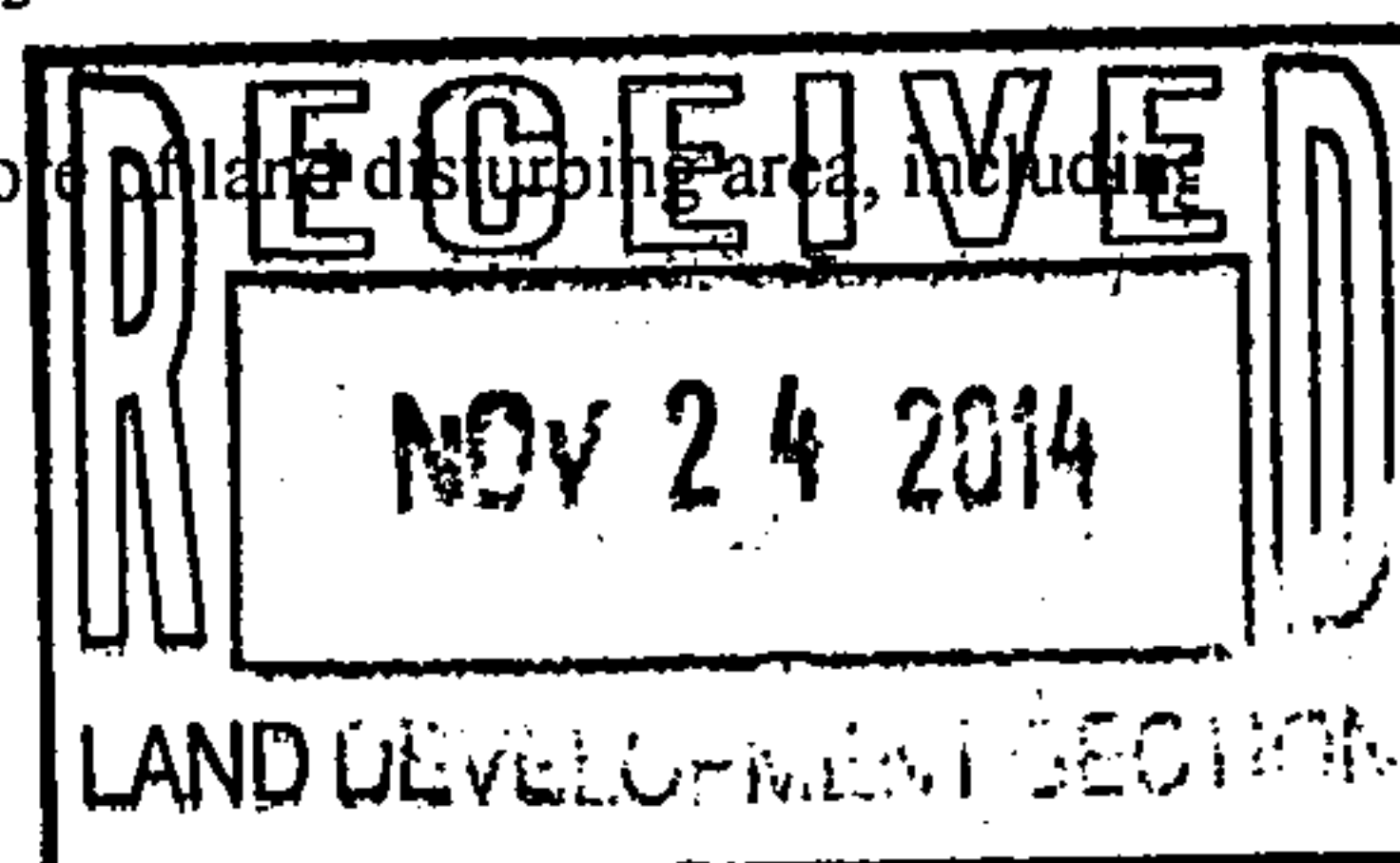
Requesting
Permanent CO for
Buildings 1 and 24

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: October 23, 2014 By: Glenn Broughton

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



CITY OF ALBUQUERQUE



October 29, 2014

Glenn Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalusia Villas
5300 Antequera NW, Buildings 5, 6 and Clubhouse
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 1-18-14 (E12D015C)
Certification dated: 10-23-14

Dear Mr. Broughton,

Based on the Certification received 10/16/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

However, the next CO will be held up until a few of the domed inlets are cleaned out and working properly and positive flow away from building 5 will need to be addressed.

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

PO Box 1293

Albuquerque

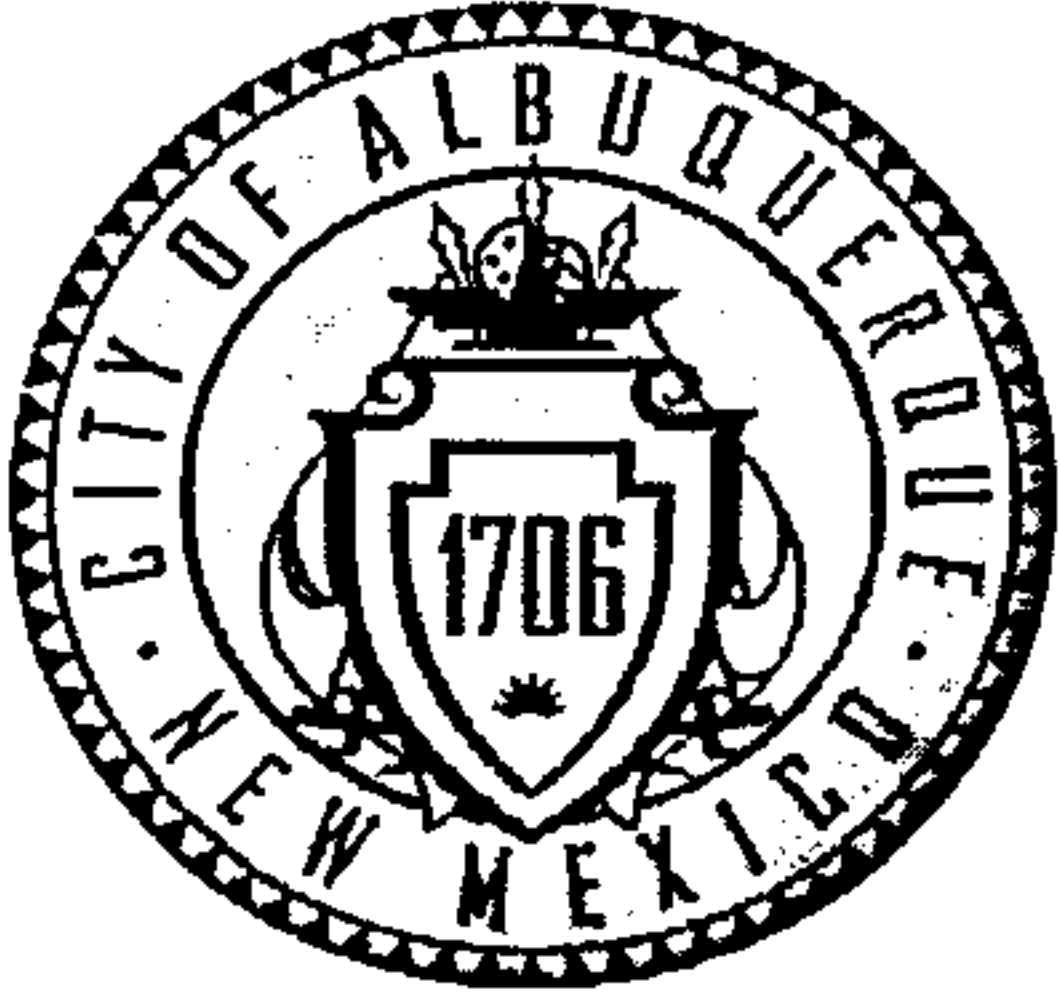
New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C

DRB#: 1004473 EPC#: _____ Work Order#: _____

Legal Description: Tract 6, North Andalucia at La Luz

City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello

Address: P.O. Box 6155 Bossier City, LA 71171

Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ GRADING CERTIFICATION
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

Requesting Perm
CO for Buildings 5,
6 and 7 on house

RECEIVED
OCT 23 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: October 23, 2014 By: Glenn Broughton

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



February 19, 2013

Glenn S. Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia Villas, Tract 4 and 6 North Andalusia
Grading and Drainage Plan
Engineer's Stamp Date 1/18/2013 (E12/D015C)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 1/18/2013, the above referenced submittal 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 acceptance of Certificate of Occupancy, Engineer Certification per the DPM checklist will be required and Master drainage plan and downstream ponding must be approved, constructed and certified.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. 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.

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

Sincerely,

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

C: e-mail

CITY OF ALBUQUERQUE



January 30, 2013

Glenn S. Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalucia Villas, Tract 4 and 6 North Andalucia
Grading and Drainage Plan
Engineer's Stamp Date 1/18/2013 (E12/D015C)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 1/18/2013, the above referenced submittal can not be approved for Building Permit Approval until the following comments have been addressed:

PO Box 1293

Albuquerque

NM 87103

- Master drainage plan and downstream ponding must be approved.
- Erosion Sediment Control (ESC) plan review and approval will be required if building permit approval is not obtained prior to March 1st, 2013. Therefore, contractor will have to obtain ESC permit prior to any dirt moving on-site .
- A separate wall permit should be obtained for the construction of the walls on-site.

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

www.cabq.gov

Sincerely,

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

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Andalucia Villas ZONE MAP/DRG. FILE # E/F-12 **E-12/D015C**
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 6, North Andalucia at La Luz
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston, Inc
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
PHONE: 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

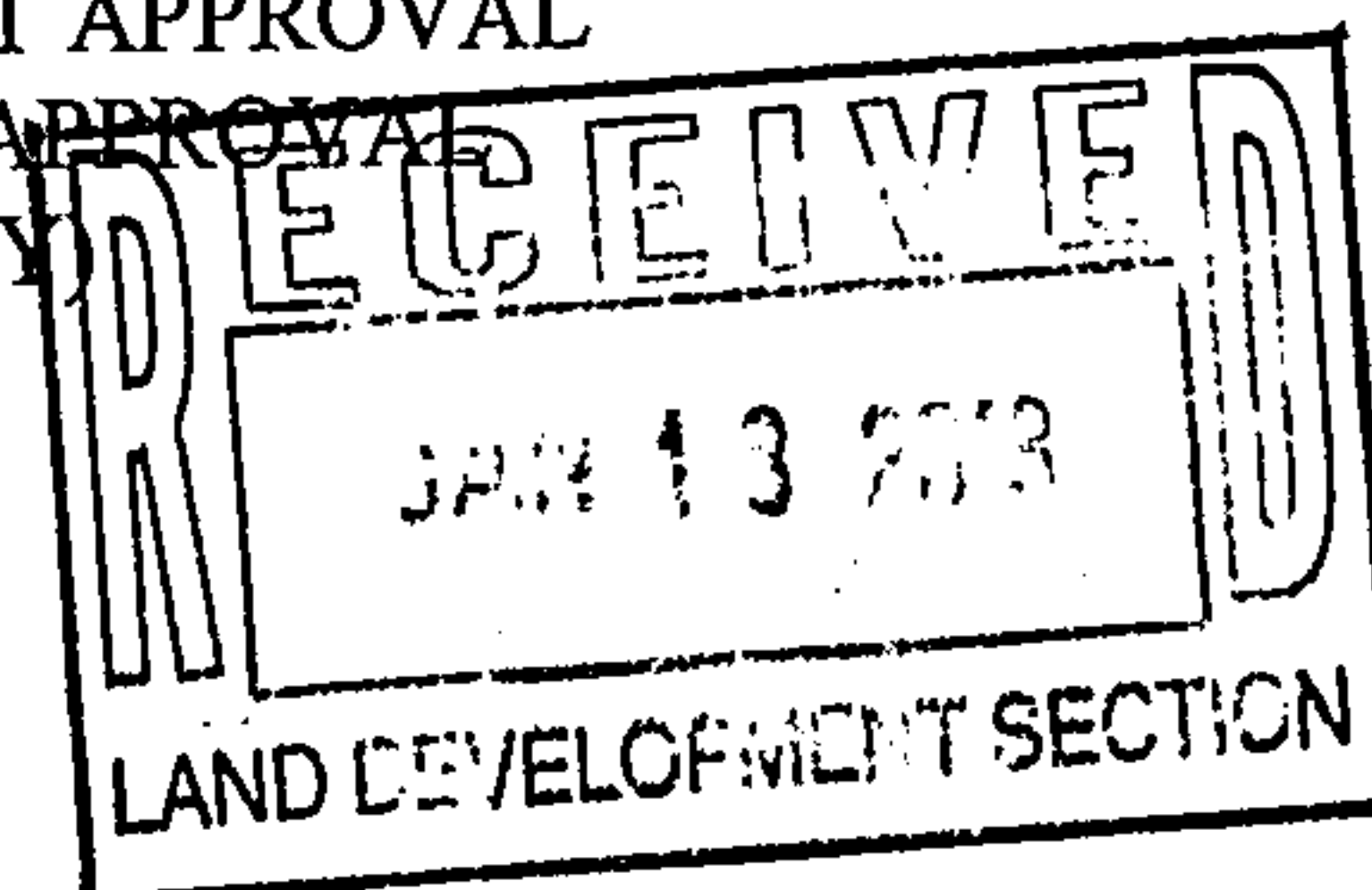
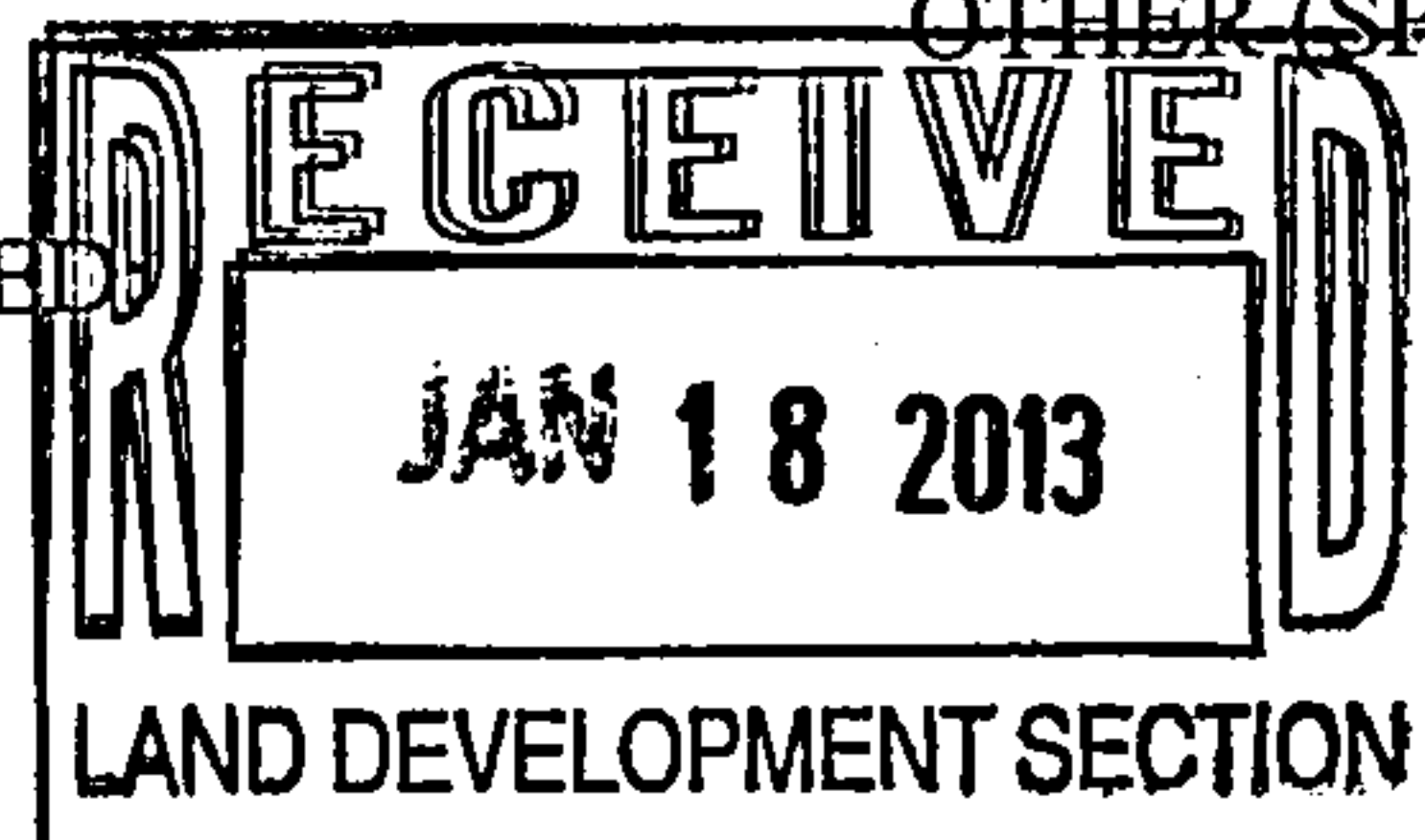
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
☒ NO
☐ COPY PROVIDED



SUBMITTED BY: Glenn Broughton DATE: 1/18/13

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.

January 18, 2013

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Shahab Biazar, P.E.
Development and Building Services
City of Albuquerque
600 Second Street NW - 2st Floor
Albuquerque, NM 87102

Re: Andalucia Villas, Tract 6 North Andalucia Grading and Drainage Plan Resubmittal
(E12/D015C)

Dear Mr. Biazar:

We have received your review comments in your letter dated January 8, 2013. Enclosed herewith is a copy of the revised Drainage Management Plan and Grading Plan which addresses your comments. For information we have also enclosed a copy of the site plans, utility plans and Antequera capacity analysis. We have addressed your comments as described below:

1. The 100 year, 10 day runoff volume has been added to the Proposed Conditions data table on sheet C1 of the Drainage Management Plan.
2. Two sections have been added to sheet C4.01. See Sheets C2.01 and C2.03 for section locations.
3. There is an existing public roadway easement. This is shown on sheets C1.02 and C2.02 along with recording information.
4. Antequera Road Street Drainage Analysis is included for your review.
5. There are a total of 6 handicap parking spaces. Spot elevations are shown demonstrating compliance with ADA requirements. In addition the cross slope in the steepest direction within the handicap spaces has been added.
6. All connection to the public sidewalks comply with ADA requirements. Attached is an overall site plan showing the ADA routes through the site and connections to the public sidewalk.
7. Crossing conflicts between water, sanitary sewer and storm drain have been checked. We have included the site utility plans which show water, sanitary sewer and invert elevations.
8. The property line has been labeled on both the site plan and grading plan to more clearly indicate its location. These plans are included for your reference.
9. Sidewalks within the public right of way are noted on the site plan.
10. Grading within the dog park has been revised to create a berm upstream of the storm drain inlet. Storm water will be contained within the dog park.
11. We understand that a certificate of occupancy will not be issued until the grading of Pond A is certified.
12. Inlet calculations are shown on sheet C4 of the drainage management plan. A 50% clogging factor has been applied to inlet capacity calculations.
13. Depressed landscape areas have been incorporated into the grading design. The volume of these retention / water harvesting area has been added to the Proposed Conditions Basin Data Table on sheet C1 of the

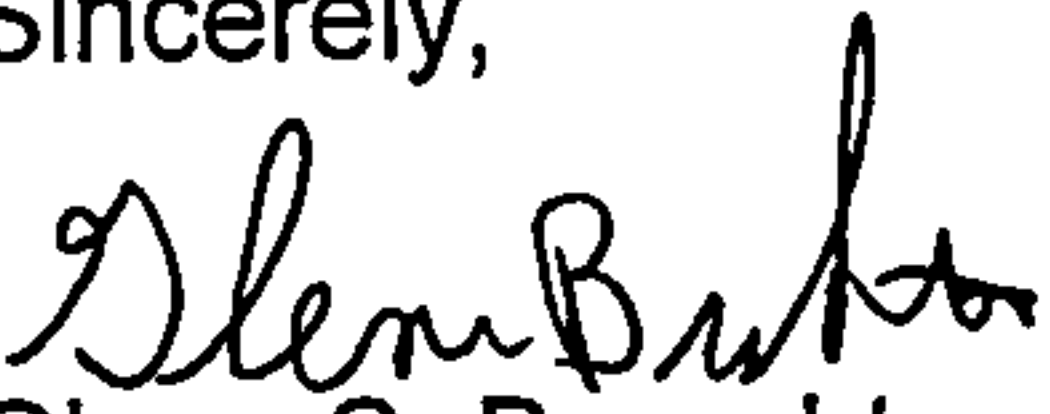
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Mr. Shahab Biazar, P.E.
City of Albuquerque
January 18, 2013
Page 2

DMP. Also, to a large extent, the site design provides for disconnected impervious areas which will allow site drainage from impervious areas to drain across landscape areas prior to discharge to the storm drain where practical.

With this submittal we are requesting approval of the grading and drainage plan for Building Permit. Once review comments have been addressed to your satisfaction we would request the approval for building permit be granted contingent on approval of the Andalusia Master Drainage Plan. Please contact me if you have any questions or need additional clarification.

Sincerely,


Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/di
Enclosures

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, August 26, 2014 4:11 PM
To: 'Bruce Stidworthy'
Subject: RE: Andalucia Apartments Drainage Cert

Looks good.

Curtis

From: Bruce Stidworthy [<mailto:bstidwor@bhinc.com>]
Sent: Monday, August 18, 2014 7:43 PM
To: Cherne, Curtis
Cc: Glenn Broughton
Subject: Andalucia Apartments Drainage Cert

Curtis: Thanks for taking some time to meet with me in your office and at the site. Based on our discussions, following is my understanding:

1. The CO for the apartment project (city hydro file E12/D015C) will be based on the interim conditions plan identified in the drainage master plan (City hydro file E12/D015).
2. The drainage cert for Pond A will be based on the interim condition identified in the drainage master plan (city hydrology approval letter dated February 19, 2013)
3. The interim retaining wall will not be required and the small interim berm along the south side of Pond A will not be required, these will be noted on the drainage cert has minor exceptions to the interim plan.
4. The project will be seeking certificate of occupancy approval for groups of buildings as they are completed. We will prepare a drainage cert for the first group, and then amend it to add each additional group of buildings. The final result will be one complete drainage certification.
5. All downstream drainage improvements (roads, pipes, swales, etc) for the group of buildings requesting CO must be completed in order to receive CO approval from hydrology.

Please reply to confirm that my understanding, summarized above, is correct. Thanks again for taking some time to consider this matter.

Regards,

Bruce Stidworthy, P.E.
Senior Vice President
Community Development & Planning

Bohannon & Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

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CITY OF ALBUQUERQUE



August 31, 2012

Glenn S. Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andaluia Villas, Tract 4 and 6 North Andaluia
Grading and Drainage Plan
Engineer's Stamp Date 6/04/2012 (E12/D015C)**

Dear Mr. Sholtis,

Based upon the information provided in your submittal received 8/07/2012, the above referenced submittal can not be reviewed for Building Permit Approval until the following comments have been addressed:

PO Box 1293

Albuquerque

NM 87103

- The existing retention pond (Pond B) located on the east of the school has to be reanalyzed to assure it has adequate ponding capacity as it was intended on the Master Drainage Plan. Retention Ponds may be required for Andaluia Villas.
- The overflow from existing pond north of the school site (Pond A) to Pond B may have to be constructed. Does Pond A have to be regarded?
- Recorded drainage easement is required for Pond B.

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

www.cabq.gov

Sincerely,

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

C: e-mail

CITY OF ALBUQUERQUE



January 8, 2012

Glenn S. Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia Villas, Tract 4 and 6 North Andalusia
Grading and Drainage Plan
Engineer's Stamp Date 6/04/2012 (E12/D015C)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 8/07/2012, the above referenced submittal can not be approved for Building Permit Approval until the following comments have been addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Include the 100-yr/10-day Volume calculations on Sheet C1.
- Provide sections at the highest point of the retaining walls where retaining walls are being proposed. Please include the garden wall. The total height (retaining wall + garden wall) can not exceed eight feet.
- By the entrance on Antequera Rd., the property line extends into the road. The curb and gutter appears to be built inside the private property? Do we need easements for existing public improvements as well as proposed public improvements such as sidewalks?
- What is the runoff depth in the street by the entrance on Antequera Rd.? The runoff might be jumping the handicap ramp and over the sidewalk on the east side of the entrance.
- Show handicap parking spaces and spot elevations to assure grades meet ADA requirements.
- Are all the sidewalk connections from the site to the public sidewalks ADA accessible? Please clearly show all the ADA accessible sidewalks. Include grades and slopes for all the ADA routes.
- Are there any conflicts between the proposed storm drain pipes and sanitary sewer pipes? Please provide a copy of the Master Utility Plan with invert elevations for the storm drain and sanitary sewer system on-site.
- Clearly show the property line. There appear to be fencing on the property line. If so, please include the fencing as part of the Legends on the plans.
- Clearly show all the sidewalks along the public right-of-way.

CITY OF ALBUQUERQUE



- The surface runoff from the dog park can not drain to the storm drain system without treatment.
- No certification of occupancy will be issued until revised Pond A, as shown on the Mater Drainage Plan (under the City Drainage Number E12/D15), is regarded and certified.
- Provide inlet detail and drainage capacity calculations.
- Depress landscaping areas where possible. Area there proposed curb openings to allow the runoff enter the landscaping areas?

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

Sincerely,

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

PO Box 1293

Albuquerque

C: e-mail

NM 87103

www.cabq.gov