

March 18, 2016

Tina M.Reames, R.A. Cherry/See/Reames 220 Gold Ave SW Albuquerque, NM 87102

Re:

Juan Tabo Library, 3407 Juan Tabo NE

Request for Certificate of Occupancy- Transportation Development

Architect's Stamp dated 05-27-2015 (G21-D020)

Certification dated 03-11-16

Dear Ms. Reames,

Based upon the information provided in your submittal received 03-11-16 Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

mao

via: email

C:

CO Clerk, File



### Planning Department

#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

RB#: not applicable	EPC#: not applicable	Work Order#:
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City Address: 3407 Juan Tabo I	<del></del>	
Tity Additions. O407 Suair rabo i	Diva NE Albuquerque, Mili o/ TTT	
Engineering Firm:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Owner of Albumumenum A	Albuarrana/Damalilla Carratus Libraas Cuatam	
	Albuquerque/Bernalillo County Library System NW Albuquerque, NM 87102	Contact:
Address: 501 Copper Avenue None#: 768-5170	Fax#:	E maile dosmith@caba gov
71011C#: 700-3170		E-mail: dpsmith@cabq.gov
Architect: Cherry See Reame	s Architects	Contact: Tina Reames
Address: 220 Gold Avenue SW	/; Albuquerque NM 87102	
Phone#: 842-1278	Fax#: 766-9269	E-mail: tmreames@cherryseereames.com
Othon Contocts Anchar Duill Inc		
Other Contact: AnchorBuilt, Inc.		Contact: Hugo Iribarren
Address: PO Box 27688 Albuqu Phone#: 342-2452	Fax#: 268-2612	or Rick Morris rmorris@achorbuilt.com
HOHEM. OTE 2402	1 αλπ. 200-2012	E-mail: hiribarren@anchorbuilt.com
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### cherry/see/reames architects PC

#### TRAFFIC CERTIFICATION

I, TINA REAMES, NEW MEXICO REGISTERED ARCHITECT, OF THE FIRM CHERRY SEE REAMES ARCHITECTS P.C., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-27-15, PER ADDENDUM #1 (PAGE 18 OF 35). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TINA REAMES OF THE FIRM CHERRY SEE REAMES ARCHITECTS P.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 11, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY.

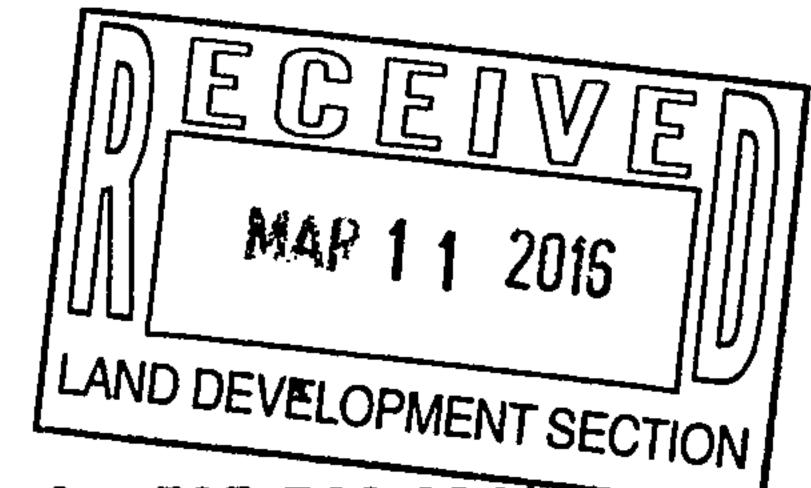
<THE ONLY EXCEPTION FROM COMPLETION IS THE ½" – ¾" GRAVEL BASE COURSE COMPACTED @ 95% ASTM D-1557 FOR THE FIRE TRUCK ACCESS DRIVE.>

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

Date





220 gold avenue sw, albuquerque, nm 87102 505-842-1278 fax 505-766-9269

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Signature of Engineer or Architect

Date

TINA M. CO PORTO PORTO STATE NO. 3772 AND ARCHIVE



#### Planning Department

#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

DRB#: not applicable	munity Room Addition & Renovation	Building Permit #: 2015 9 0720 City Drainage #:
	EPC#: not applicable	Work Order#:
Legal Description: Track K of the La	Reina De Los Altos Subdivision, Unit Two	
City Address: 3407 Juan Tabo Blvd N	NE Albuquerque, NM 87111	
Engineering Firm:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Owner: City of Albuquerque - Albuqu	erque/Bernalillo County Library System	Contact:
Address: 501 Copper Avenue NW Al		Contact.
Phone#: 768-5170	Fax#:	E-mail: dpsmith@cabq.gov
Architect: Cherry See Reames Arch		Contact: Tina Reames
Address: 220 Gold Avenue SW; Albu		
Phone#: 842-1278	Fax#: 766-9269	E-mail: tmreames@cherryseereames.com
Other Contact: AnchorBuilt, Inc.		Contact: Hugo Iribarren
Address: PO Box 27688 Albuquerqu	e, NM 87125	or Rick Morris rmorris@achorbuilt.
Phone#: 342-2452	Fax#: 268-2612	E-mail: hiribarren@anchorbuilt.com
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April 9, 2015

Jeff Mortensen, P.E. High Mesa Consulting Group, Inc. 6010-B Midway Park Blvd., NE Albuquerque, NM 87109

RE: Juan Tabo Library, 3407 Juan Tabo Blvd., NE Grading and Drainage Plan Engineer's Stamp Date 3-18-2015 (File: G21-D020)

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 3-18-15, the above referenced plan cannot be approved for a Building Permit until the following comments are addressed:

1) Label the area of the new building addition on the plan which should equal the added impervious area to the site. As a result of the added impervious area, address first flush management as required per the COA Drainage Ordinance which is defined as 0.34" times the impervious area.

PO Box 1293

2) For the proposed slopes that appear to be steeper than 3:1 along the northwest corner of the building, provide erosion protection.

Albuquerque

3) For the access onto Juan Tabo Blvd., there is an elevation of 54.20 on the north side of the access that appears as though it should be labeled as a top of curb elevation. Please clarify. Also indicate whether the 53.18 elevation on the south side of the access is a top of curb or flowline elevation.

New Mexico 87103

www.cabq.gov

4) Due to the site's direct discharge into the arroyo, obtain a letter of concurrence from AMAFCA.

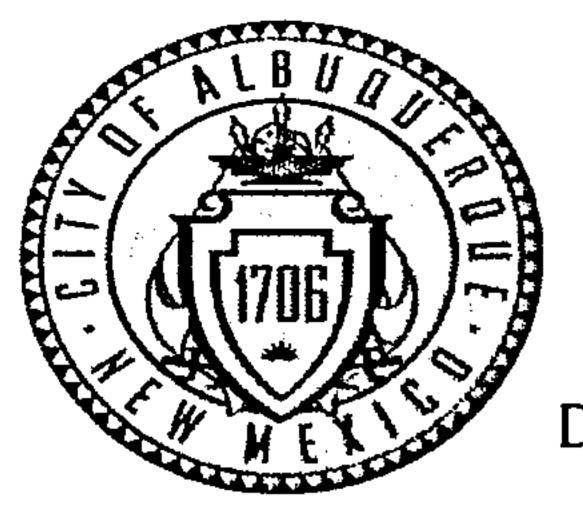
If you have any questions, you can contact me at 924-3924.

Sincerely,

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

Orig: Drainage file

Addressee via Email



### Planning Department

#### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: JUAN TABO LIBRARY		Building Permit #:	<del></del>	City Drainage #: G21/D020
DRB#:	EPC#:		Work Order#:	7168.92
Legal Description: TRACT 3, TOWNHO	OMES AND CONDO	MINIUMS AT SA	ANDIA PI	LAZA
City Address: 3407 JUAN TABO BLV	D. NE			
Engineering Firm: HIGH MESA CONS	· · · · · · · · · · · · · · · · · · ·			FF MORTENSEN
Address: 6010-B MIDWAY PARK B	-		<del></del>	
Phone#: <u>505-345-4250</u>	Fax#: <u>505-345-4254</u>		E-mail: 1m0	rtensen@highmesacg.cc
Owner: CITY OF ALBUQUERQUE	(C/O DMD)		Contact: ST	EPHEN JAMES
Address: DMD @ CITY HALL	<u> </u>			
Phone#:	Fax#:		E-mail: ster	henjames@cabq.gov
	<del></del>			
Architect: CHERRY SEE REAMES			Contact: <u>FE</u>	RNANDO ARAGON
Address: 220 GOLD AVENUE SW				
Phone#: <u>505-842-1278</u>	Fax#: <u>505-766-9269</u>		E-mail: <u>fara</u>	gon@cherryseereames.c
Surveyor: HIGH MESA CONSULTI	NG GROUP (NMPS	11184)	Contact: CF	UCK CALA
Address: 6010-B MIDWAY PARK B				
	Fax#: 505-345-4254	<u> </u>		a@highmesacg.com
1 Honen. <u>505-5-15-4250</u>	1 axn. 303 343 4234		L-man. Coa	a(a)mgmicsacg.com
Contractor: NOT SELECTED			Contact:	
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Address: Phone#:  TYPE OF SUBMITTAL: DRAINAGE REPORT	CHECK SIA/F	TYPE OF APPROVA	L/ACCEPTA EE RELEASE	
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Address: Phone#:  TYPE OF SUBMITTAL:  DRAINAGE REPORT  X DRAINAGE PLAN 1st SUBMITTAL  DRAINAGE PLAN RESUBMITTAL  CONCEPTUAL G & D PLAN  X GRADING PLAN  EROSION & SEDIMENT CONTROL PLA  ENGINEER'S CERT (HYDROLOGY)  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT (TC)  ENGINEER'S CERT (DRB SITE PLAN)  ENGINEER'S CERT (ESC)  SO-19	CHECKSIA/F;PREL;S. DE'S. DE'SECTOSECTOCERT	TYPE OF APPROVA NANCIAL GUARANT MINARY PLAT APPRO V. PLAN FOR SUB'D A V. FOR BLDG. PERMIT OR PLAN APPROVAL PLAT APPROVAL IFICATE OF OCCUPAN IFICATE OF OCCUPAN DATION PERMIT APPROV OING PERMIT APPROV OING PERMIT APPROV OF ORDER APPROVAL ORDER APPROVAL OING CERTIFICATION	L/ACCEPTA EE RELEASE OVAL PPROVAL APPROVAL ACCEPTA EE RELEASE OVAL PPROVAL APPROVAL AL AL AL AL YAL YAL YAL YAL YAL YAL Y	MAP 1 9 2015  D DEVELOPMENT SECTION  MP) VS VC:-F:  SO-19 APPROVAL  ESC PERMIT APPROVAL  ESC CERT. ACCEPTANCE  OTHER (SPECIFY)

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 DEVELOPMENT & BUILDING SERVICES CENTER PLANNING DEPARTMENT/HYDROLOGY SECTION

#### CONFERENCE RECAP

DRAINAGE FILE/ZONE AT	ΓLAS PAGE NUMBER: (	G2 <u>1/D020</u>	_DATE: <u>12-23-2014</u>
CROSS REFERENCE NUM	BERS: EPCD	PRB	DRC
SUBJECT: JUAN TABO BR	ANCH LIBRARY (CITY	PROJECT)	
STREET ADDRESS: 3407	JUAN TABO BLVD. NE		
SUBDIVISION NAME: TRA			IUMS @ SANDIA PLAZA
	TYPE OF APPROVAL	<u>L</u>	
PRELIMINARY PLA	T	_ FI	NAL PLAT
SITE DEVELOPMEN	IT PLAN	XBU	JILDING PERMIT
OTHER – GRADING	& PAVING PERMIT		OUGH GRADING
ATTENDEE:	ORGANIZATION:		PHONE:
CURTIS CHERNE	HYDROLOGY		924-3986)
JEFF MORTENSEN	HMCG		345-42601
		<b>-</b> -	MAR 1 9 2015
FINDINGS:			
			LAND DEVELOPMENT SECTION
1 THIS IS A CITY OF ALL	BUOUEROUE DMD PRO	DIECT (PM IS	OLU III NI

- 1. THIS IS WOLL OF ADDOCORIGOR DIMPLEORED (LIMIS SIE ARIA DAIMES)
- 2. SITE CONTROLLED BY PREVIOUS SUBMITTAL
- 3. SITE ALLOWED TO CONTINUE FREE DISCHARGE TO ADJACENT NORTH GLENWOOD HILLS ARROYO VIA EXISTING SIDE INLET
- 4. DISCHARGE TO BARE SOIL AREAS BETWEEN THE EXISTING BUILDING AND THE ARROYO SHOULD BE DISCOURAGED (OR SERIOUSLY EVALUATED AND THEN PROPERLY TREATED) TO AVOID AND/OR MITIGATE EROSION AND ASSOCIATED DISCHARGE OF SEDIMENT INTO ARROYO
- 5. PLAN REQUIRED TO VERIFY AND RE-ESTABLISH ALLOWABLE DISCHARGE RATE(S) FOR UNDEVELOPED AND REDEVELOPING PORTIONS OF THE SITE
- 6. PLAN TO ESTABLISH EXISTING HYDROLOGY FOR SITE FOR COMPARISON (BASELINE); MINIMAL INCREASE MAY NOT WARRANT MITIGATION IF SMALL
- 7. CAPTURING THE FIRST FLUSH OF RUNOFF FROM NEW IMPERVIOUS AREAS SHOULD BE ATTEMPTED IF PRATICABLE. IF NOT, ATTEMPT SHOULD BE MADE TO KEEP INCREASES MINIMAL AND NOT CREATE AN ADVERSE IMPACT.
- 8. GRADING AND DRAINAGE PLAN REQUIRED FOR BUILDING PERMIT AND DRC APPROVALS
  - a. PLAN TO PROVIDE DETAIL APPROPRIATE FOR CONSTRUCTION
  - b. PLAN TO FOLLOW CONCEPTS ESTABLISHED BY PRIOR SUBMITTTAL
  - c. SO#19 PERMIT APPROVAL REQUIRED FOR PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY, IF ANY PROPOSED
  - d. IF AREA BETWEEN BUILDING AND ARROYO IS USED FOR CONSTRUCTION, I.E. STAGING OR LAYDOWN, EROSION CONTROL MEASURES SHOULD BE INCLUDED AS PART OF THE GRADING AND DRAINAGE PLAN. RUNOFF FALLING GENERATED BY THIS AREA



April 28, 2015

Jeff Mortensen, P.E. High Mesa Consulting Group, Inc. 6010-B Midway Park Blvd., NE Albuquerque, NM 87109

RE: Juan Tabo Library, 3407 Juan Tabo Blvd., NE Grading and Drainage Plan Engineer's Stamp Date 4-27-2015 (File: G21-D020)

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 4-27-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293

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 924-3924.

Albuquerque

New Mexico 87103

www.cabq.gov

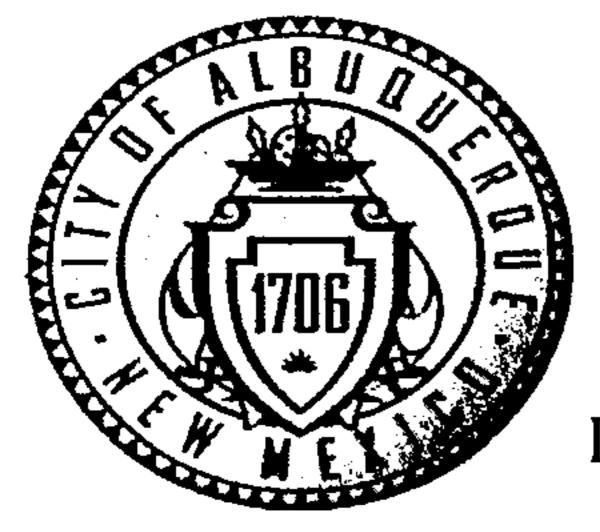
Sincerely,

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf via Email: Recipient, Monica Ortiz



#### Planning Department

### Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

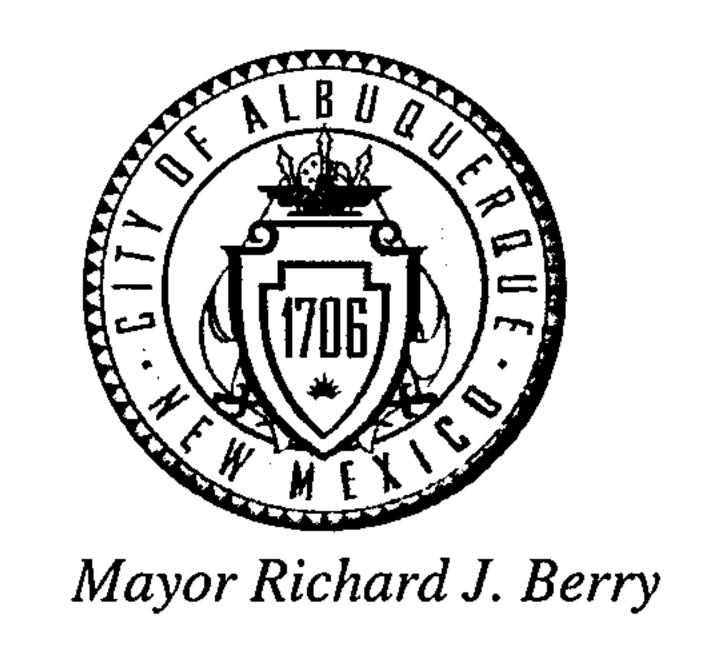
(REV 02/2013)

Project Title: JUAN TABO LIBRARY	Building Permit #:	City Drainage #: <u>G21/D020</u>
DRB#: EPC#:		Work Order#: 7168.92
Legal Description: TRACT 3, TOWNHOMES A	ND CONDOMINIUMS AT	SANDIA PLAZA
City Address: 3407 JUAN TABO BLVD. NE		
Engineering Firm: HIGH MESA CONSULTIN	C CDOID	Contact. TEEE MAADTENICENI
Address: 6010-B MIDWAY PARK BLVD. N		Contact: <u>JEFF MORTENSEN</u>
	5-345-4254	E-mail: jmortensen@highmesacg.co
	· · · · · · · · · · · · · · · · · · ·	
Owner: CITY OF ALBUQUERQUE (C/O D)	<u>MD)</u>	Contact: <u>STEPHEN JAMES</u>
Address: DMD @ CITY HALL		<u> </u>
Phone#: Fax#:		E-mail: stephenjames@cabq.gov
Architect: CHERRY SEE REAMES		Contact: FERNANDO ARAGON
Address: 220 GOLD AVENUE SW		<u> </u>
	5-766-9269	E-mail: faragon@cherryseereames.c
	NIID AIN ADO 11104	
Surveyor: HIGH MESA CONSULTING GRO		Contact: CHUCK CALA
Address: 6010-B MIDWAY PARK BLVD. N		· · · · · · · · · · · · · · · · · · ·
Phone#: 505-345-4250 Fax#: 50	<u>5-345-4254</u>	E-mail: ccala@highmesacg.com
Contractor: NOT SELECTED		Contact:
Address:		
Phone#: Fax#:	·	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
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CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROVATE 27 7:5
X GRADING PLAN	SECTOR PLAN APPROVAL	LIANDON
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	LAND DEVELOPMENT SECTION  ANCY (PERM)
ENGINEER'S CERT (HYDROLOGY)		11.01 (1.11)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AF	•
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	<del></del>
ENGINEER'S CERT (ESC) SO-19	PAVING PERMIT APPROV WORK ORDER APPROVAL	<del></del>
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	<u>x</u> Yes No <u>x</u> Co	opy Provided
DATE SUBMITTED: <u>04-27-2015</u>	By: JEFFREY G. MORTE	NSEN (2014.078.1)

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Suzanne Lubar, Director



April 29, 2016

Graeme Means, PE
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87112

Re: Juan Tabo Library Addition & Renovation

3407 Juan Tabo Blvd. NE

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 3-18-15 (G21D020)

Certification dated: 4-25-16

PO Box 1293

Dear Mr. Means,

Albuquerque Based on the Certification received 4/25/2016, the site is acceptable for release of Certificate of

Occupancy by Hydrology.

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

New Mexico 87103

www.cabq.gov

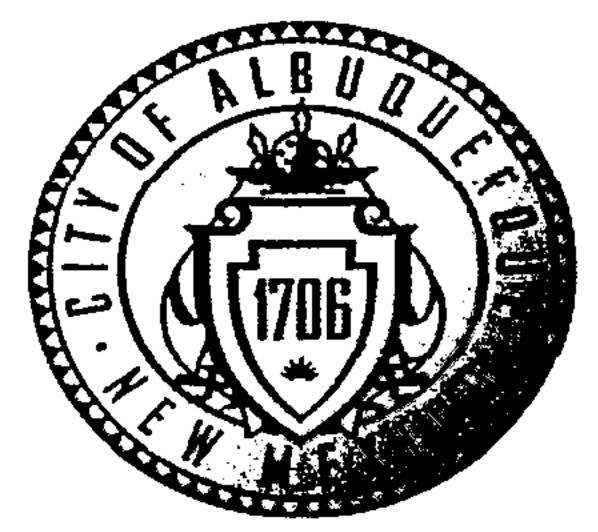
Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

RR/RH

C: email



### Planning Department

#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Juan Tabo Libarary Addition and Renovation  Building Permi	it #: City Drainage #: G21/D02
ORB#: 1003450 EPC#:	Work Order#: 7168.92
egal Description: Tract 3, Townhomes and Condominiums at Sandia Plaza	
ity Address: 3407 Juan Tabo Blvd. NE	
ngineering Firm: High Mesa Consulting Group	Contact: J. Graeme Means
ddress: 6010-B Midway Park Blvd NE, Albuquerque, NM 87109	
hone#: 505-345-4250 Fax#: 505-345-4254	E-mail: Gmeans@highmesacg.com
wner: City of Albuquerque (C/O DMD)	Contact: Stephen James
ddress:	
hone#: Fax#:	E-mail: stephenjames@cabq.gov
rchitect: Cherry See Reames	Contact: Steve Mora
ddress: 220 Gold Ave SW, Albuquerque, NM 87102	
hone#: 842-1278 Fax#:	E-mail: smora@cherryseereames.com
Other Contact:	Contact:
Address:	
hone#: Fax#:	E-mail:
HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL  TYPE OF SURMITTAL.	E OF APPROVAL/ACCEPTANCE SOUGHT: NG PERMIT APPROVAL TICATE OF OCCUPANCY
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