Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Thursday, December 15, 2016 3:46 PM
To: 'Scott Steffen'
Subject: H13D025A - Sawmill Village Phase 2 - SPBP/SPS

Scott,

Just to formally closeout the submittal for DRB, the Site Plan for Building Permit and Site Plan for Subdivision Plans received 12-02-2016 are approved with the condition that the Work Order address the need for a curb-height water block at the Bellamah entrance.

I will place this email in the file.

Thanks,

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SAWMILL VILLAGE PHASE 2 Building Permit #: _____ City Drainage #: H13D025A

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

Legal Description: Tract "2-D-1" Arbolera de Vida Subdivision

City Address: NWC Bellamah Avenue and 18th Street

Engineering Firm: Bohannan Huston, Inc Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson St. NE Albuquerque NM 87109

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

Owner: _____ Contact: _____

Address: _____

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

Architect: Design Plus Contact: Rupal Engineer

Address: 2415 Princeton NE G.2 Albuquerque NM 87107

Phone#: 505-843-7587 Fax#: _____ E-mail: rupal@designplusabq.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

__x__ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN
__x__ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

__x__ OTHER (SPECIFY) Drainage Management Plan

IS THIS A RESUBMITTAL?: _____ Yes __x__ No

RECEIVED
DEC 0 2 2016
AND DEVELOPMENT SECTION

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY

_____ PRELIMINARY PLAT APPROVAL
__x__ SITE PLAN FOR SUB'D APPROVAL
__x__ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/02/16 By: Scott J Steffen, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

Sawmill - H13D025A

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Abiel Carrillo, PE, CFM, City Eng. Designee/AMAFCA Designee | 505-924-3986 acarrillo@cabq.gov

DRB Project Number: 1005354 Hearing Date: **12-14-16**

Project: Tierra Adentro/Apts (Sawmill) Agenda Item No: (3)

☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☒ Site Plan for Bldg. Permit ☒ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- No objection, minor modifications to layout related to Bldg A-1
- For BP., make sure there is a proper water block at the Bellamah Ave. driveway. There is only a high point of .03 ft.

RESOLUTION/COMMENTS:

Parks & Rec:

Water: Avail. Statement in the queue

Transportation: Mini Work order

Planning: Might have to come back if shows need for more Itly Infra

☐ APPROVED
☐ DENIED

DELEGATED TO: ☒ TRANS (SPBP) ☐ HYD ☐ WUA ☐ PRKS ☒ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

Bohannan Huston

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: Abiel Carrillo
Hydrology Section
City of Albuquerque
600 2nd St NW

Requested by: Scott Steffen

Date: December 2, 2016

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

Phone: 924-3986
Job No.: 20170224.029.01.cdpabq

Job Name: Sawmill Village Phase 2

DELIVERY VIA

- ☒ Courier ☐ Federal Express
- ☐ Mail ☐ UPS
- ☐ Other

PICK UP

Item: ____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Grading and Drainage Plan Submittal
1	1	Sawmill Village Phase 1 Drainage Management Plan for reference

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LAND DEVELOPMENT SECTION

COMMENTS / INSTRUCTIONS

Abiel,

Enclosed are the Sawmill Village Phase 2 Grading and Drainage Management Plans in support of Site Development Plan approval. We will submit a more detailed grading plan in support of Building Permit Approval at a later date. The detailed plan won't change what is shown on the current grading plan submittal, just provide more detail, especially in the plaza areas around the buildings, for construction.
Also enclosed for your reference is the Sawmill Village Phase 1 Drainage Management Plan.

Let me know if you have questions.
Thanks,
Scott

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

CITY OF ALBUQUERQUE

May 14, 2008

Bruce J. Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson St NE -- Courtyard I
Albuquerque, NM 87109

Re: Sawmill Village Grading and Drainage Plan

Engineer's Stamp dated 5-13-08 (H13/D025A)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 5-13-08, the above referenced plan is approved for Building Permit conditional on compliance with the SWPPP. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Kathy Verhage, Department of Municipal Development, Storm Drainage Division, P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

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,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

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DEC 02 2016
LAND DEVELOPMENT SECTION

C: file
Kathy Verhage, DMD

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

November 18, 2016

Mike Balaskovits, PE
Bohannan-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Village-Madera Crossing
1751 Bellamah Ave NW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 5-13-08 (H13D025A)
Certification dated: ~~10-12~~16
11-17

Dear Mr. Balaskovits,

Based on the Certification received 11/18/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

TE/AC
C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sawmill Village-Madera Crossing Building Permit #: _____ City Drainage #: H13/D25A

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

Legal Description: Lot B-2-A Duke City Lumber Company & Tract 2-D Arbolera De Vida

City Address: 1751 Bellamah Ave, NW

Engineering Firm: Bohannan Huston, Inc Contact: Mike Balaskovits

Address: 7500 Jefferson St. NE 87109

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

Owner: Sawmill Community Land Trust Contact:

Address:

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

Architect: _____ Contact: _____

Address:

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

Other Contact: Pacificap Properties Contact: Chad Rennaker

Address:

Phone#: 503-288-6210 x 11 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

__X__ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
__X__ CERTIFICATE OF OCCUPANCY

_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING
_____ OTHER (SPECIFY) _____

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NOV 16 2016
LAND DEVELOPMENT SECTION

IS THIS A RESUBMITTAL?: __X__ Yes _____ No

DATE SUBMITTED: 11-17-2016 By: Michael Balaskovits, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

Michael Balaskovits

From: Michael Balaskovits
Sent: Friday, November 18, 2016 6:38 AM
To: 'plndrs@cabq.gov'
Cc: Elliott, Stanice (staniceelliott@cabq.gov)
Subject: Drainage Certification COA Hydro folder H13/D25A
Attachments: Inlet1.jpg; inlet2.jpg; Playgroundinlet.jpg

Please find the link below for the drainage Certification associated with the Sawmill Madera Crossing project Buildings E2 and E3.

Totten, please see attached for pictures associated with the inlets that were installed but buried at the time. The inlet in the playground area was still not found underneath the bark however the picture shows a pipe was provided and the asbuilt grades around this area are low enough that drainage will enter the parking lot before it drains toward the building. Please let me know if you have any questions or comments. Thanks.

Use the following link to download files.
http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKmbalaskovitsD1811201662850

NOTE: These files will expire in 14 days(02-Dec-2016) from the time this email was generated.

Mike Balaskovits, P.E., LEED AP
Vice President
Community Development and Planning
Bohannan 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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NOV 18 2016
LAND DEVELOPMENT SECTION

Elliott, Stanice

From: Elliott, Stanice
Sent: Thursday, November 03, 2016 2:36 PM
To: 'Michael Balaskovits'
Cc: Miranda, Rachel; Cordova, Camille C.
Subject: FW: 1751 Bellamah Ave NW

Michael
There are 3 area drains that need to be reconciled prior to release of CO PERM. We will release a 30-day extension for completion of these items.
Once corrections are complete resubmit acceptable package along with completed DTIS application to the front counter personnel for log-in and evaluation by Hydrology. For digital submittal please submit to PLNDRS@cabq.gov . Thank you.

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax

From: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]
Sent: Thursday, November 03, 2016 2:18 PM
To: Elliott, Stanice
Subject: RE: 1751 Bellamah Ave NW

Yes please. Thank you so much for your patience and again I apologize for this taking so long.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannan Huston, Inc.
Community Development and Planning

From: Elliott, Stanice [mailto:staniceelliott@cabq.gov]
Sent: Thursday, November 3, 2016 2:17 PM
To: Michael Balaskovits <mbalaskovits@bhinc.com>
Subject: RE: 1751 Bellamah Ave NW

Will another 30 days work for you?

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax

From: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]
Sent: Thursday, November 03, 2016 2:15 PM

To: Elliott, Stanice
Subject: RE: 1751 Bellamah Ave NW

Totten, I'm waiting for a response from the owner to accurately answer your question. I apologize for the delay. In the meantime can we simply request an extension to our temp CO, until we figure this out. Thank you.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannan Huston, Inc.
Community Development and Planning

From: Elliott, Stanice [mailto:staniceelliott@cabq.gov]
Sent: Thursday, November 3, 2016 8:40 AM
To: Michael Balaskovits <mbalaskovits@bhinc.com>; Cordova, Camille C. <camillecordova@cabq.gov>
Subject: 1751 Bellamah Ave NW

Michael
This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 10-12-2016, the above referenced plan cannot be approved for PERM CO until the following comments are addressed:

- There are 3 area drains missing.

If you have any question please do not hesitate to contact me.

Camille, this address was issued a TEMP CO 8-31-16 for 30 days. They are well over the days.

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sawmill Village-Madera Crossing Building Permit #: _____ City Drainage #: H13/D25A

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

Legal Description: Lot B-2-A Duke City Lumber Company & Tract 2-D Arbolera De Vida

City Address: 1751 Bellamah Ave, NW

Engineering Firm: Bohannan Huston, Inc Contact: Mike Balaskovits

Address: 7500 Jefferson St. NE 87109

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

Owner: Sawmill Community Land Trust Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Other Contact: Pacificap Properties Contact: Chad Rennaker

Address: _____

Phone#: 503-288-6210 x 11 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ CLOMR/LOMR

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11-3-16
LAND DEVELOPMENT SECTION

_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY TEMP

_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes _____ No

DATE SUBMITTED: 10-12-2016 By: Michael Balaskovits, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

CITY OF ALBUQUERQUE

August 31, 2016

Mike Balaskovits, PE
Bohannan-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Village-Madera Crossing
1751 Bellamah Ave NW
Request Temporary 30-Day C.O. - Accepted
Engineer's Stamp dated: 2-16-16 (H13D025A)
Certification dated: 8-26-16

Dear Mr. Balaskovits,

Based on the Certification received 8/24/2016, the above referenced is approved for a 30-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

- There are 8 missing/capped are drains to be installed.
- The landscaping is to be completed.
- The pile of gravel is to be removed from the sidewalk access ramp/parking lot at the NW corner of E2.

An inspection by our office will need to take place after these corrects are made.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

TE/AC
C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sawmill Village-Madera Crossing Building Permit #: _____ City Drainage #: H13/D25A

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

Legal Description: Lot B-2-A Duke City Lumber Company & Tract 2-D Arbolera De Vida

City Address: 1751 Bellamah Ave, NW

Engineering Firm: Bohannan Huston, Inc Contact: Mike Balaskovits

Address: 7500 Jefferson St. NE 87109

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

Owner: Sawmill Community Land Trust Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Other Contact: Pacificap Properties Contact: Chad Rennaker

Address: _____

Phone#: 503-288-6210 x 11 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ CLOMR/LOMR

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LAND DEVELOPMENT SECTION

_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

$80.00

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY

_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes X No

DATE SUBMITTED: 8-26-2016 By: Michael Balaskovits, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____

Ortiz, Monica

From: Ortiz, Monica
Sent: Friday, October 07, 2016 10:51 AM
To: 'Miriam Hicks'
Cc: Patz, Logan W.; Michel, Racquel M.
Subject: RE: Sawmill Village Madera Crossing
Attachments: IMG_20161006_134923915.jpg; DRS-ADA_ACCESSIBLE_PARKING_CHECKLIST.doc.pdf

Good morning Miriam,

We went out yesterday to do the TCL-CO for Madera Crossing Building E2 & E3 phase's 1B and 1C . There are five punch list items we will need corrected prior to release of permanent TCL-CO. We will release a 30-day extension for completion of these items as follows:

- The ADA Van accessible parking stall and Van accessible aisle located Northeast of building E2 were not constructed to plan and does not allow proper ADA access. See attached photo.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs. See attached the 2009 NM accessible parking checklist.
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- The motorcycle parking located East of building E3 is missing the pavement striping and motorcycle signage.
- Label the compact parking spaces located East of building E3 by placing the words **"COMPACT"** on the pavement.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. Thanks

Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

From: Miriam Hicks [mailto:MiriamH@dpsdesign.org]
Sent: Tuesday, October 04, 2016 12:09 PM
To: Ortiz, Monica
Subject: RE: Sawmill Village Madera Crossing

Monica, I didn't realize a paper copy was required. I just submitted it and paid the fee.

Miriam

September 28, 2016

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Madera Crossing Buildings E2 and E3
1741 Bellamah Ave., NW
Zone: SU-2/SU-1 for PRD
Submittal: TCL for Final C.O.

To Whom It May Concern:

I, Ron Witherspoon, NMRA no.2502 of the firm Dekker/Perich/Sabatini, hereby certify that the portions of the site within the current phases of construction, phases 1B and 1C, are in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit 10/12/2011 and administratively amended 11/6/2014.

Miriam Hicks with Dekker/Perich/Sabatini visited the project site on my behalf on 8/30/2016 to verify construction was in accordance with the attached Site Development Plan. The following items are noted to differ from the approved site development plan:

- Landscaped area provided in lieu of raised planter beds at the community garden.

This certification is submitted in support of a request for Final Certificate of Occupancy for the entire project.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned buildings. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Miriam Hicks at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Ron Witherspoon, AIA
Principal

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
No. 2502
REGISTERED ARCHITECT

RECEIVED
SEP 14 2016
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

August 31, 2016

Ron Witherspoon, RA
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Sawmill Village Madera Crossing Bldg E2 & E3
1741 Bellamah Ave. NW
30-Day Temporary Certificate of Occupancy- Traffic Certification Only
Architect's Stamp dated 11-06-14 (H13D025A)
Certification dated 08-31-16

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 08-31-16, Transportation Development will issue a 30-day Temporary Certificate of Occupancy based solely on the Traffic Certification dated 08-31-2016. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the Transportation Department must receive a complete acceptable submittal package from the applicant including

1. The approved and stamped Administrative Amendment, with any changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

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

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services
Development Review Services

mao via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

August 31th, 2016

DEKKER
PERICH
SABATINI

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Madera Crossing Buildings E2 and E3
1741 Bellamah Ave., NW
Zone: SU-2/SU-1 for PRD
Submittal: TCL for Final C.O.

To Whom It May Concern:

I, Ron Witherspoon, NMRA no.2502 of the firm Dekker/Perich/Sabatini, hereby certify that the portions of the site within the current phases of construction, phases 1B and 1C, are in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit 10/12/2011 and administratively amended 11/6/2014.

Miriam Hicks with Dekker/Perich/Sabatini visited the project site on my behalf on 8/30/2016 to verify construction was in accordance with the attached Site Development Plan. The following items are noted to differ from the approved site development plan:

- Landscaped area provided in lieu of raised planter beds at the community garden.
- Parking spaces total 283 instead of the 286 indicated. A dumpster enclosure constructed in an earlier phase was placed further east than shown on plan, therefore, limiting the number of parking spaces in specific location.
- One parking space was modified in size to a compact space increasing the total number of compact spaces in Phase 1 from 44 to 45, well under the 25% allowed.
- Traffic signs are not yet installed. The stop sign will be installed 8/31/2016, accessible parking signs, motorcycle signs and slow for children sign have been ordered.
- Bicycle parking racks are ordered and not yet installed.

This certification is submitted in support of a request for Final Certificate of Occupancy for the entire project.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned buildings. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Miriam Hicks at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Ron Witherspoon, AIA
Principal

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
No. 2502
REGISTERED ARCHITECT
8/31/2016

DEKKER
PERICH
SABATINI

August 31, 2016

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Madera Crossing Buildings E2 and E3
1741 Bellamah Ave., NW
Zone: SU-2/SU-1 for PRD
Submittal: Request for Temporary C.O.

To Whom It May Concern:

A Temporary C.O. is in place for building elements allowing tenants to move-in on September 1st, 2016 however, the traffic certification letter (TCL) has not yet been issued for Madera Crossing Buildings E2 and E3 due to two minor conditions on that site that need to be completed. These two conditions are nearing completion:

- Traffic signs are not yet installed. The stop sign will be installed 8/31/2016. Accessible parking signs, motorcycle signs and slow for children sign have been ordered.
- Bicycle parking racks are ordered and not yet installed.

The Owner requests a 30 day Temporary C.O. in order to complete the items listed above. Please let us know as soon as possible whether an extension is possible.

If you have any questions, please feel free to contact Miriam Hicks, or myself at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Ron Witherspoon, AIA
Principal

CC: Miriam Hicks, Mark Roccaforte, Jason Rennaker

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700
DPSDESIGN.ORG

CITY OF ALBUQUERQUE

October 21, 2014

Mike Balaskovits, PE
Bohannan-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Village Bldg. E1
1751 Bellamah Ave NW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 5-13-08 (H13D025A)
Certification dated: 10-16-14

Dear Mr. Balaskovits,

Based on the Certification received 10/16/2014, 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.

Sincerely,

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

RR/CC
C: email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sawmill Village Building Permit #: _____ City Drainage #: H13/D25A

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

Legal Description: Lot B-2-A Duke City Lumber Company & Tract 2-D Arbolera De Vida

City Address: 1751 Bellamah Ave, NW

Engineering Firm: Bohannan Huston, Inc. Contact: Mike Balaskovits

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

Phone#: 505-823-1000 Fax#: _____ E-mail: mbalaskovits@bhinc.com

Owner: Sawmill Community Land Trust Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: Pacificap Properties Contact: Chad Rennaker

Address: _____

Phone#: 503-288-6210 x 11 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)
X 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
X 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)

RECEIVED
OCT 16 2014
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 10-16-2014 By: Michael Balaskovits

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 followin

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

May 14, 2008

Bruce J. Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson St NE – Courtyard I
Albuquerque, NM 87109

Re: Sawmill Village Grading and Drainage Plan

Engineer's Stamp dated 5-13-08 (H13/D025A)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 5-13-08, the above referenced plan is approved for Building Permit conditional on compliance with the SWPPP. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Kathy Verhage, Department of Municipal Development, Storm Drainage Division, P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

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,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Kathy Verhage, DMD

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Sawmill Village ZONE MAP/DRG. FILE # ~~M-13~~ Z(H13/D25A)
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B-2-A, Duke city Lumber Company & Tract 2-D Arbolera De Vida
CITY ADDRESS: Bellamah Ave & 18th Street.

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Community Land Trust CONTACT: Chad Rennaker
ADDRESS: _____ PHONE: (503) 288-6210 x 11
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Decker/Perich/Sabatini CONTACT: Cara McCulloch
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- __X__ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- __X__ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- __X__ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (ROUGH GRADING PERMIT)

WAS A PRE-DESIGN CONFERENCE ATTENDED: Submit
- ____ YES
- __X__ NO
- ____ COPY PROVIDED

RECEIVED
APR 0 8 2008
HYDROLOGY SECTION

DATE SUBMITTED: 04/07/078 BY: Bruce Stidworthy/cp

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SITE Sawmill ZONE MAP: J-13

DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: _____

ENGINEERING FIRM: B _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

OWNER: Saw Mill _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ 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'S CERT (TCL)
_____ ENGINEER'S 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

DATE SUBMITTED: _____ BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope 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.

Bohannan ▲ Huston INC.

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: Curtis A. Cherne P. E.
City of Albuquerque - Hydrology
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Justin Smith

Date: May 13, 2008

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

Phone: 924-3986

Job No.: 070249

Job Name: Sawmill Village

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Grading and Drainage Plans with DMP (stamp date 05-13-08) 4 sheets (C100,101,102, + DMP)

COMMENTS / INSTRUCTIONS

Curtis,
Here is our resubmittal for building permit. We have addressed the following:
a) Finished floor elevations on the DMP have been corrected.
b) Inverts for roof drain connections have been included for all roof drains and called out with a key note.
c) A size for the cmu wall openings in the townhome yards has been specified per the architectural detail.
If you have any further comments, feel free to contact us at any time. 923-3321
Thanks
Justin

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

CITY OF ALBUQUERQUE

November 14, 2011

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Artisan @ Sawmill Village Bldgs D-1 & D-2, 1751 Bellamah Ave NW,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 05-13-08 (H-13/D025A)
Certification dated: 11-14-11

Dear Mr. Balaskovits,

Based upon the information provided in the Certification received 11-14-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Sawmill Village Bldg D-1 & D-2 ZONE MAP/DRG. FILE # J-13-Z(H13/D25A)
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B-2-A, Duke city Lumber Company & Tract 2-D Arbolera De Vida
CITY ADDRESS: Bellamah Ave & 18th Street.

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Community Land Trust CONTACT: Chad Rennaker
ADDRESS: _____ PHONE: (503) 288-6210 x 11
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Decker/Perich/Sabatini CONTACT: Cara McCulloch
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (ROUGH GRADING PERMIT)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
NOV 14 2011
HYDROLOGY SECTION

DATE SUBMITTED: 11/14/2011 BY: Mike Balaskovits

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

THE NEW MEXICO WATER COLLABORATIVE

November 18, 2013

Dear Curtis,

It has been a difficult year in our water crisis. As New Mexico continues to experience the ongoing drought, the mission of The New Mexico Water Collaborative is more relevant than ever. The combination of reduced snow melt in the winters and the lack of rains in the summer along with high summer temperatures is creating a new normal in our arid climate. Our mission to support the implementation of water conservation and reclamation technologies for communities offers a solution to the water crisis in New Mexico.

Reducing the amount of fresh water pumped to meet indoor water needs in all of our buildings is possible. Significant water savings can be reached depending on the washers, dryers, toilets, showerheads, faucets, dishwashers, and evaporative coolers we use.

The use of reclaimed and recycled water to reduce the amount of fresh water pumped to support our landscapes provides another critical path to solutions. Whether the reclaimed water is roof runoff water captured and stored, treated laundry and bath water(grey water), or treated wastewater for reuse in the landscape, all offer solutions to our water crisis.

The New Mexico Water Collaborative has partnered with the Sawmill Community Land Trust and PacifiCap Properties Group to use treated wastewater to support plantings in the one acre detention pond within the thirty-five acres of the land trust.

Since 1994, the Sawmill Community Land Trust has worked to develop vibrant, prosperous neighborhoods through the creation and stewardship of permanently affordable housing for low to moderate income families. The land trust in partnership with PacifiCap Properties Group has developed the Sawmill Village, a mix of residential and commercial properties.

The newest project in the development of Sawmill Village is a multi-family housing building breaking ground this month. We will treat and reuse up to 2000 gallons of wastewater per day from this new construction to support plantings in the now bare earth of the detention pond. No fresh water will be pumped to create this open space oasis within this urban setting. This project will establish in New Mexico the precedent for a commercial building using recycled wastewater in the landscape. The planting of the pond area and a perimeter walking path will be a wonderful amenity for the 270 Sawmill community members, as well as the surrounding neighborhoods. This is an exciting project in which we are thrilled to be a part!

We invite you to give an annual gift in support of our work. Your donation will be used to support the implementation and development of this recycled water oasis at Sawmill. Your commitment transforms our water crisis into water solutions. Thank you for your consideration.

Sincerely,

Yvette Tovar
Executive Director

"We are thrilled to be a part of this innovative and inspiring water reclamation project which will both enhance our immediate environment and provide an example of what can be done through the implementation of forward-thinking conservation strategies. With the help of The New Mexico Water Collaborative, we are setting a high standard for responsible development in New Mexico."

Wade Patterson, Executive Director, Sawmill Community Land Trust

1751 Bellamah NW, #1101 I Albuquerque, NM 87104 I 505-563-0615 I www.nmwatercollaborative.org

CITY OF ALBUQUERQUE

July 6, 2007

Bruce Stidworthy, PE
Bohannan Huston, Inc
7500 Jefferson NE
Albuquerque, NM 87109

Re: Sawmill Village Conceptual Grading and Drainage Plan
Engineer's Stamp dated 6-15-07, (H13/D25A)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 6-18-07, the above referenced plan is approved for Site Plan for Subdivision and Preliminary Plat action by the DRB. Once that board approves the grading plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

Prior to Building Permit approval, please show the dimensions of the new pond and the existing outfall pipe. An agreement and covenant will be required for the maintenance of the pond as well as the information sign. Also, please provide all applicable build note necessary to make this plan constructible.

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

Sincerely,

Bradley L. Bingham

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

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

H-13/D025A

PROJECT TITLE: Sawmill Village ZONE MAP/DRG. FILE #~~J-13-Z~~

DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B-2-A, Duke city Lumber Company & Tract 2-D Arbolera De Vida

CITY ADDRESS: Bellamah Ave & 18th Street.

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Community Land Trust CONTACT: Connie Chavez
ADDRESS: _____ PHONE: (505) 764-0359
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Decker/Perich/Sabatini CONTACT: Cara McCulloch
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- __X__ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANCIAL GUARANTEE RELEASE
- __X__ PRELIMINARY PLAT APPROVAL
- __X__ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- __X__ 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
- __X__ OTHER (ROUGH GRADING PERMIT)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED
JUN 15 2007
HYDROLOGY SECTION

DATE SUBMITTED: 06/15/07 BY: Bruce Stidworthy/cp

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

December 7, 2012

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Artisan @ Sawmill Village Building B, 1771 Bellamah Ave NW,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 05-13-08 (H-13/D025A)
Certification dated: 12-05-12

Dear Mr. Balaskovits,

Based upon the information provided in the Certification received 12-05-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy **(for building B only)** by Hydrology.

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Sawmill Village ZONE MAP/DRG. FILE # J-13-Z(H13/D25A)
DRB #: 1005354 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Lot B-2-A, Duke city Lumber Company & Tract 2-D Arbolera De Vida
CITY ADDRESS: Bellamah Ave & 18th Street. 1771 Bellamah

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Michael Balaskovits
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Community Land Trust CONTACT: Chad Rennaker
ADDRESS: PHONE: (503) 288-6210 x 11
CITY, STATE: ZIP CODE:

ARCHITECT: ~~Dekker/Perich/Sabatini~~ CONTACT: Dave Mishler
ADDRESS: ~~6801 Jefferson~~ PHONE: ~~761-9700~~
CITY, STATE: ~~Albuquerque, NM~~ ZIP CODE: ~~87109~~

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (HYDRO)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
DEC 05 2012
LAND DEVELOPMENT SECTION

DATE SUBMITTED: BY: MICHAEL BALASKOVITS

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

October 5, 2011

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Village Phase I Building D-1, 1751 Bellamah Ave NW,
Request for 90-Day Temporary C.O.—Approved
Engineer's Stamp dated: 05/13/08, (H-13/D025A)
Certification dated: 10-04-11

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 10-04-11, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

Prior to Permanent Certificate of Occupancy the following items will need to be addressed:

1. All inlets will need to be cleared of debris.
2. Erosion control along the eastern slope of the pond will be required as well as the rip rap for the outfalls.
3. The second manhole, after entering the site, appears to be in need of adjustment. Please provide grades.
4. The rip-rap pad will need to be completed.
5. Please redline the as constructed site condition; the parking stalls along the entryway deviate from the approved plan. Additional grades along this area would help determine proper drainage.
6. The curbing along the entrance is not reflected on this plan. Please amend with the next submittal. How will these areas drain with future development, to the west?
7. For building D-2:
   - Additional grading adjacent to this building is required. Prior to issuance of any C.O. the majority of flatwork will need to be in place to ensure plan design intent

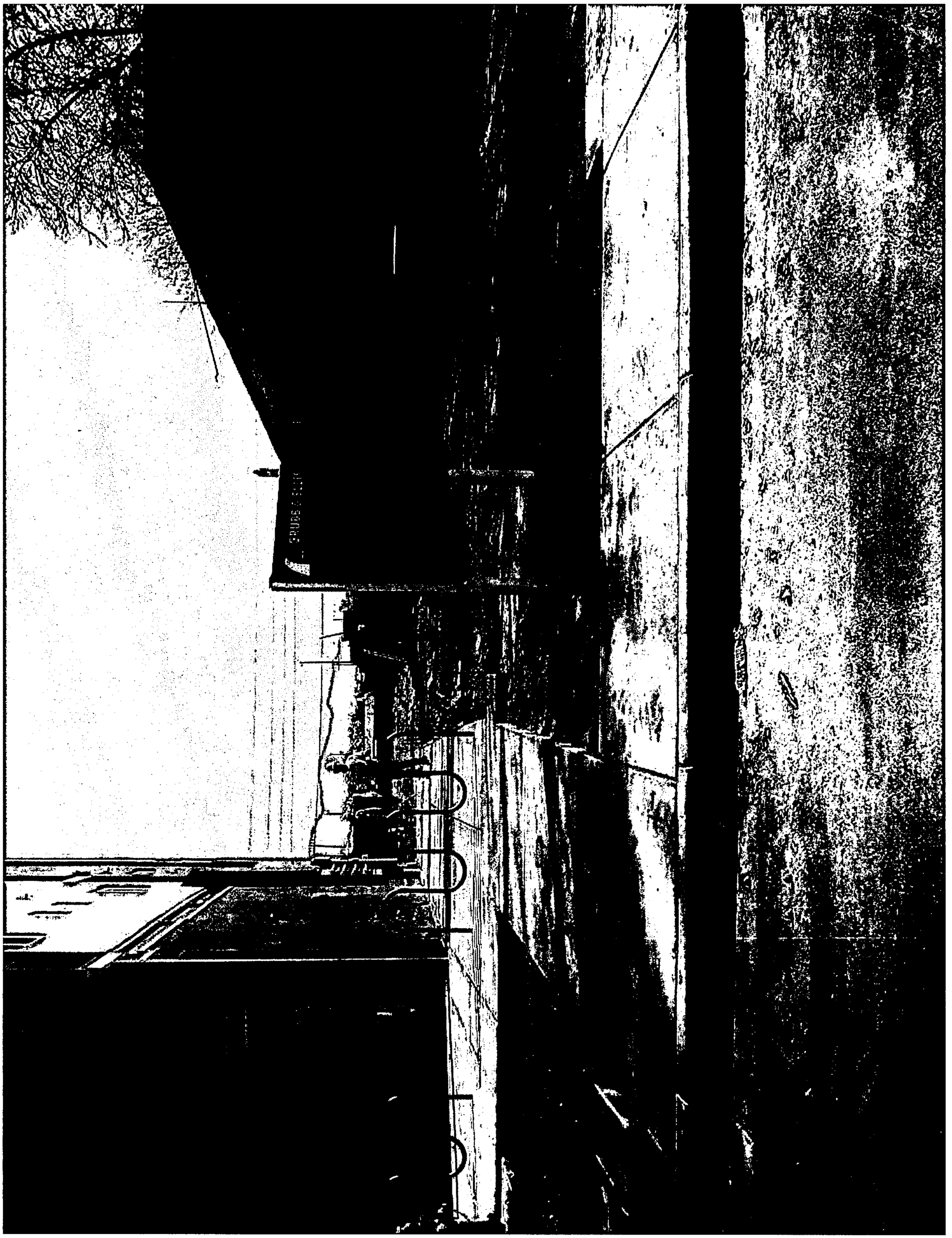
If you have any questions, you can contact me at 924-3982.

Sincerely,

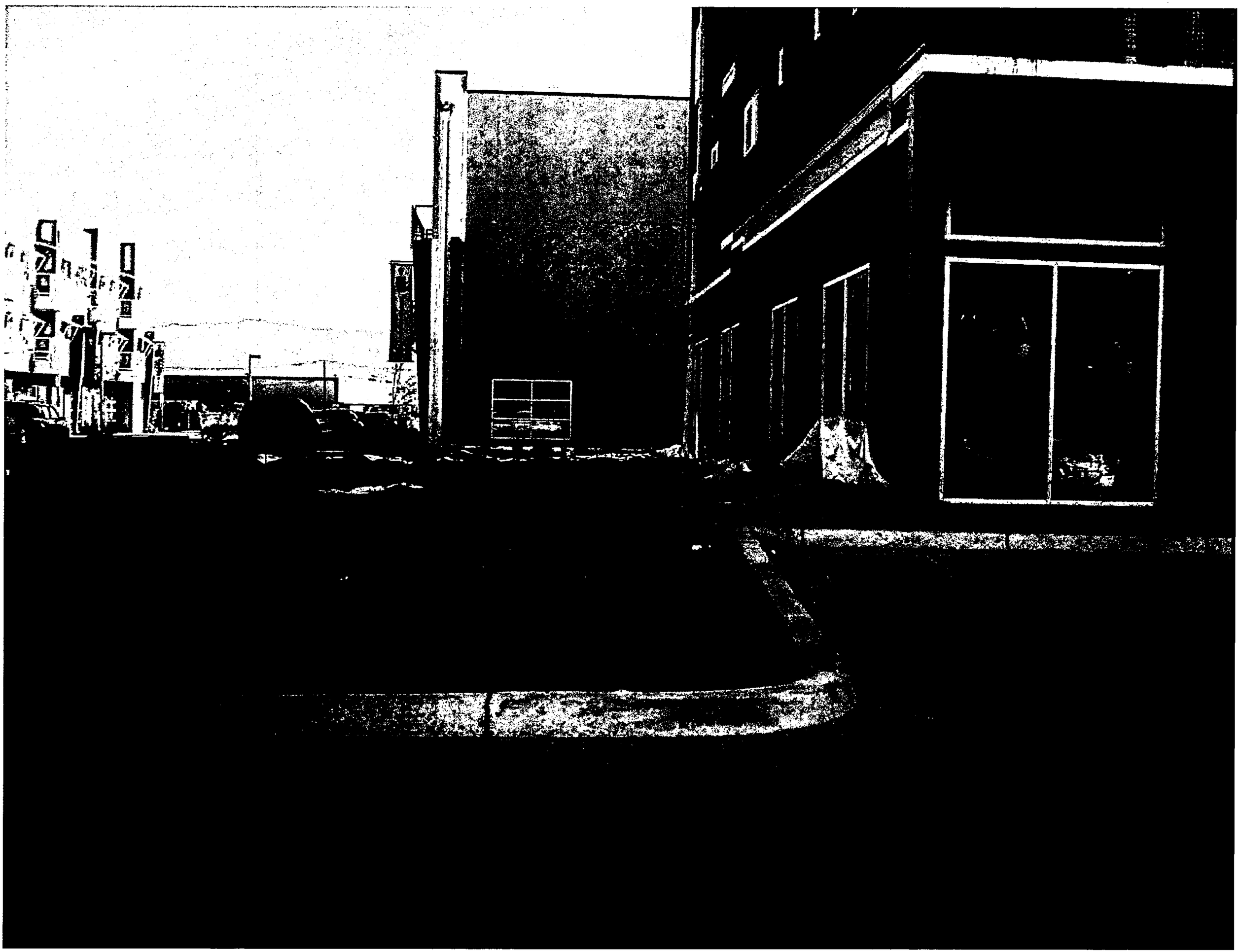
Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

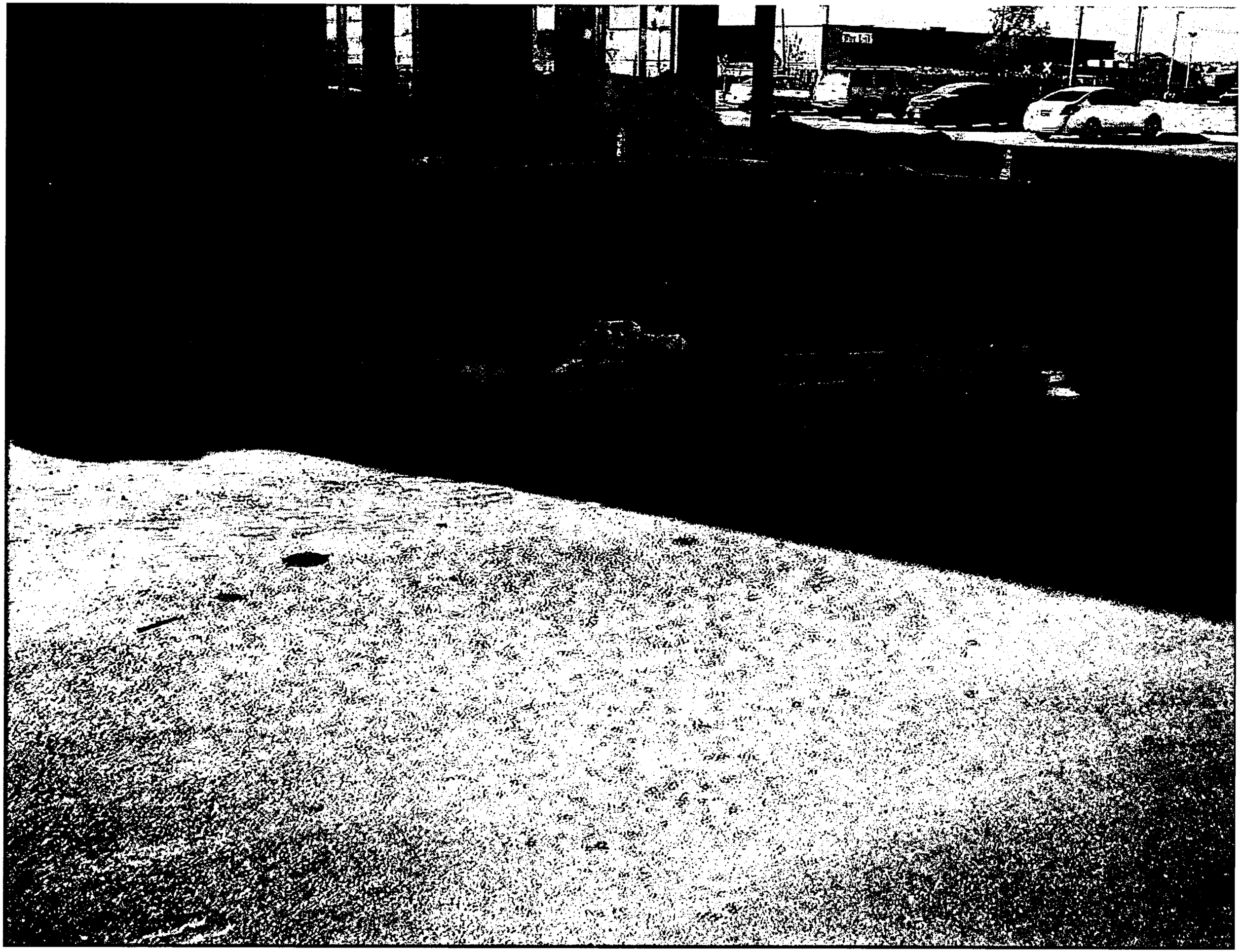
C: CO Clerk—Katrina Sigala
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

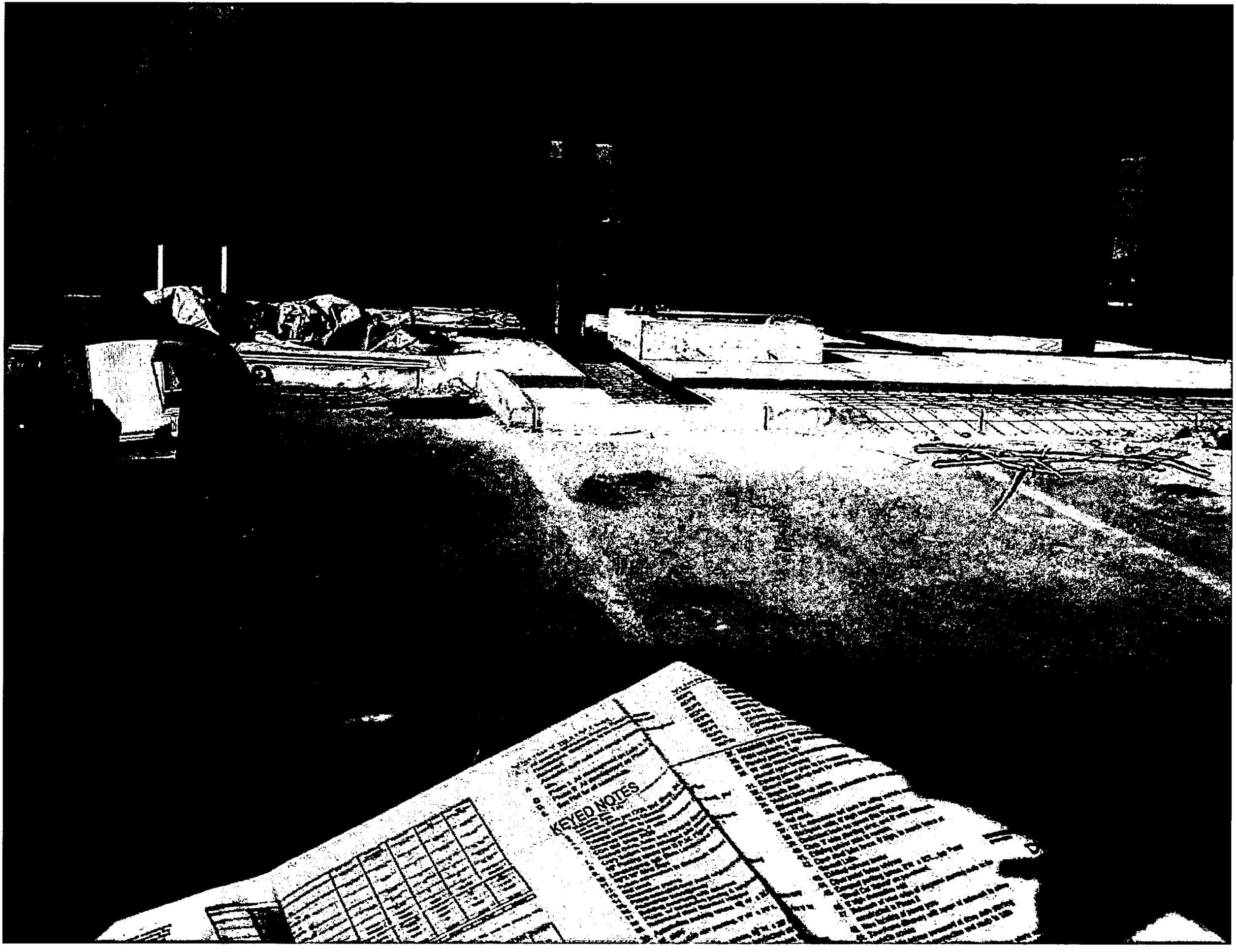


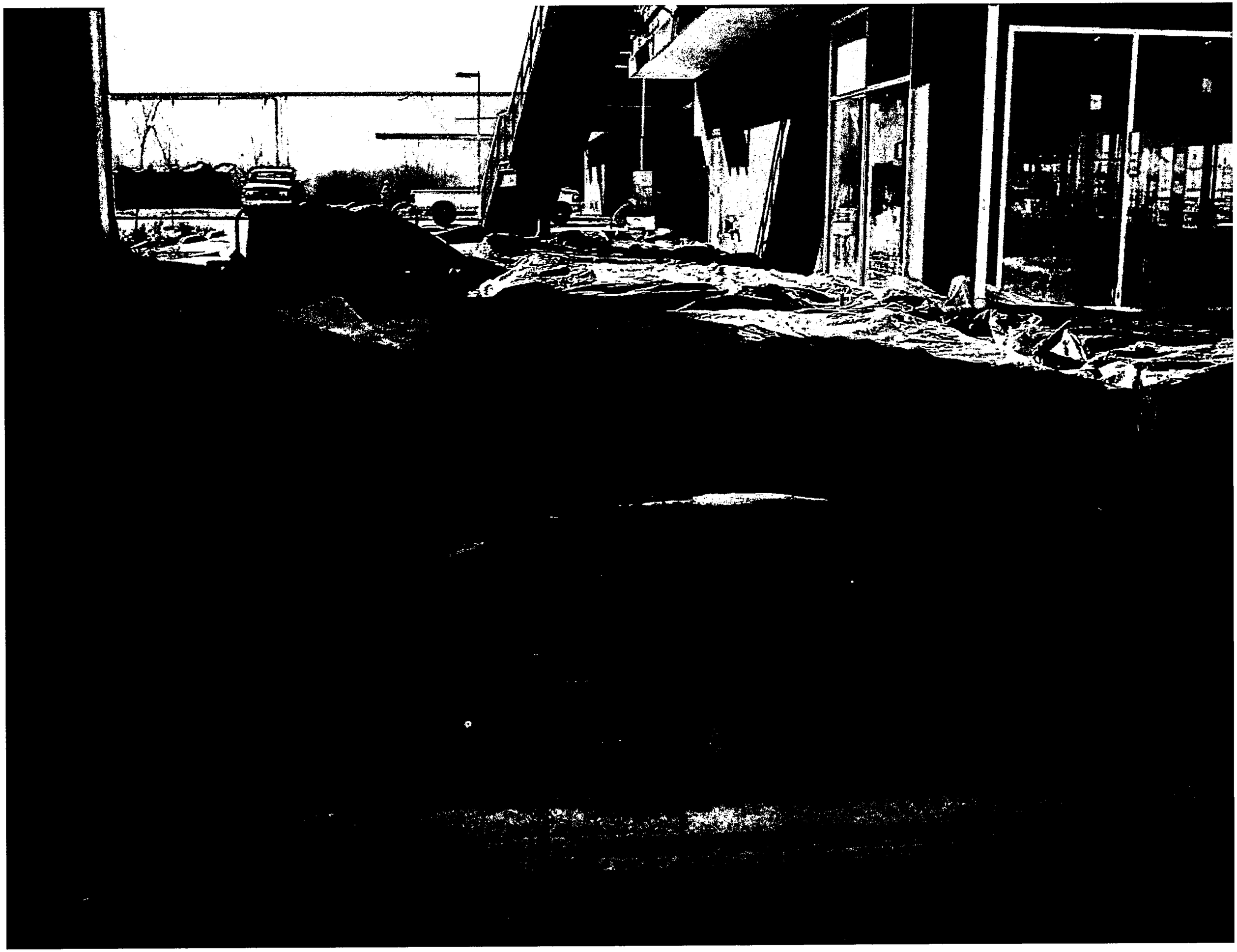


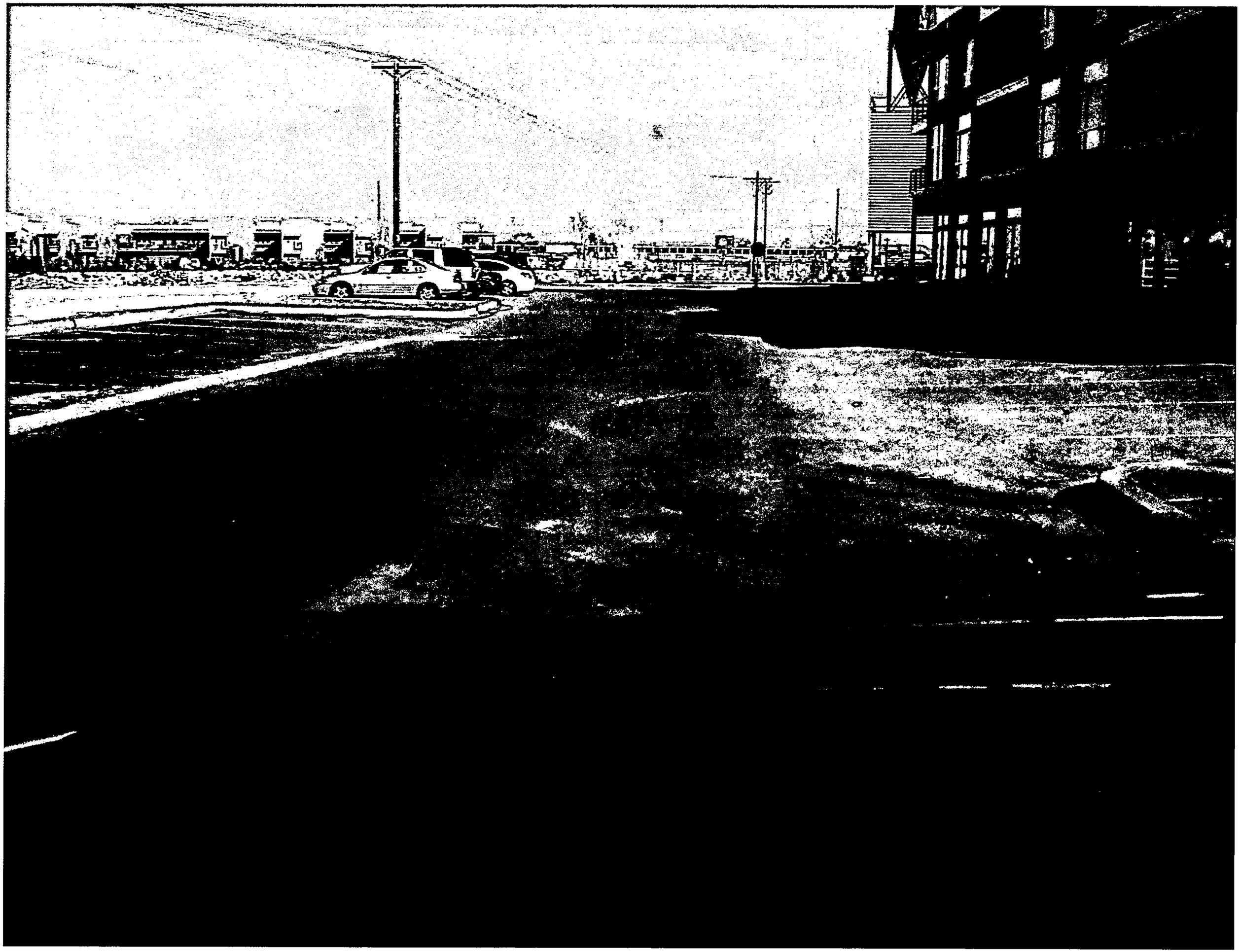







KEYED NOTES







DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

PROJECT TITLE: (The Mix - BLDG B only) ZONE MAP: H-13 / D025A

DRB#: 1005354 EPC#: WORK ORDER#: 617585

LEGAL DESCRIPTION: Lots 1-10 within the Town of Abq Grant in Projected Sections 7 and 18

CITY ADDRESS: Township 10 North, Range 3 East 1771 Bellamah

*** 1761 Bellamah NW ABQ NM 87104

ENGINEERING FIRM: Bohannon & Huston, Inc CONTACT: Mike Balaskovich

ADDRESS: 7500 Jefferson St. NE PHONE: 505-823-1000

CITY, STATE: ABQ NM 87109 ZIP CODE:

EMAIL:

OWNER: Chad Rennaker CONTACT: Chad Rennaker

ADDRESS: 412 NW 5th Ave, Suite 200 PHONE: 503-752-1393

CITY, STATE: Portland Oregon ZIP CODE: 97209

ARCHITECT: Garrett Smith Ltd. CONTACT: Garrett Smith

ADDRESS: 514 Central Ave SE PHONE: 505-766-6968

CITY, STATE: ABQ NM ZIP CODE: 87102

EMAIL:

SURVEYOR: JP Surveying CONTACT: Jacobo Pacheco

ADDRESS: 2335 Arroyo Falls Street PHONE: 505-321-5826

CITY, STATE: ABQ NM ZIP CODE: 87120

CONTRACTOR: PacifiCorp Construction, LLC CONTACT: Jason Rennaker

ADDRESS: 5528 Carlisle St NE PHONE: 503-752-1394

CITY, STATE: ABQ NM ZIP CODE: 87109

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'S CERT (TCL)
✓ ENGINEER'S 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
_____ GRADING CERTIFICATION
_____ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED

DATE SUBMITTED: 12/7/12 BY: Jason Rennaker

RECEIVED
DEC 07 2012
LAND DEVELOPMENT SECTION

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.

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

December 7, 2012

Garrett Smith, Registered Architect
Garrett Smith LTD
514 Central Ave. SW
Albuquerque, NM 87102

Re: Certification for Permanent Certificate of Occupancy **(C.O.)**
Sawmill Bldg B, The Mix, [H-13/D025A]
1771 Bellamah NW
Architect's Stamp Dated 12/06/12

Dear Mr. Smith:

Based upon the information provided in your submittal received 12-07-12, Transportation Development has ***REJECTED*** to the issuance of a Permanent Certificate of Occupancy. The following will be a condition of approval for C.O.:

- Provide the approved Site Plan that shows the correct parking configuration.
- Ground construction has not been completed as of this date.

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

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

TRAFFIC CERTIFICATION

Project: SawMill Artisan Village Building B

Date: 6 December 2012

DRB Project No: 1005354

Application No:

I, Garrett Smith, New Mexico Registered Architect, Lic. No. 2318, of the firm Garrett Smith Ltd., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 11 July 2007. The record information edited onto the original design document has been obtained by David Madden of the firm Garrett Smith Ltd. I further certify that I have personally visited the project site on 12/5/12 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 Certificate of Occupancy.

The record information presented here on 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

Dec 6, 2012

Date

STATE OF NEW MEXICO
GARRETT
SMITH
No. 2318
12/6/12
REGISTERED ARCHITECT

RECEIVED
LAND DEVELOPMENT SECTION

RECEIVED
DEC 07 2012
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

December 14, 2012

Garrett Smith, Registered Architect
Garrett Smith LTD
514 Central Ave. SW
Albuquerque, NM 87102

Re: Certification for Permanent Certificate of Occupancy **(C.O.)**
Sawmill Bldg B(Phase 1F), The Mix, [H-13/D025A]
1771 Bellamah NW
Architect's Stamp Dated 12/10/12

Dear Mr. Smith:

Based upon the information provided in your submittal received 12-13-12, 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,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: Artisan Village Building B ZONE MAP: H-13/Z025A.
DRB#: 1005354 EPC#: _____ WORK ORDER#: 617585

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannan Huston CONTACT: Mike.
ADDRESS: 7500 PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

OWNER: Chad Ronnaker CONTACT: Chad Ronnaker
ADDRESS: 412 NW 5th Ave PHONE: 503-752-1394
CITY, STATE: Portland OR 97211 ZIP CODE: _____

ARCHITECT: Garrett Smith CONTACT: Garrett Smith
ADDRESS: 514 Central Ave SE PHONE: 505-766-6968
CITY, STATE: ABQ NM ZIP CODE: 87102
EMAIL: _____

SURVEYOR: JP Surveyor CONTACT: Jacobo Pacheco
ADDRESS: 2335 Arroyo Hills street PHONE: 505-321-3826
CITY, STATE: ABQ NM ZIP CODE: 87120

CONTRACTOR: Pacific Cap Construction CONTACT: Jason
ADDRESS: 4528 Carlisle Blvd NE PHONE: 503-752-1394
CITY, STATE: ABQ NM ZIP CODE: 87109

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'S CERT (TCL)
__✓__ ENGINEER'S 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
_____ GRADING CERTIFICATION
_____ OTHER (SPECIFY) SO-19

RECEIVED
DEC 13 2012
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

DATE SUBMITTED: 12/13/12 BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope 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.

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

TRAFFIC CERTIFICATION

Project: SawMill Artisan Village Building B

Date: 10 December 2012

DRB Project No: 1005354

Application No:

I, Garrett Smith, New Mexico Registered Architect, Lic. No. 2318, of the firm Garrett Smith Ltd., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved DRB Submittal dated 9/6/2011. I further certify that I have personally visited the project site on 12/10/12 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 Certificate of Occupancy.

The record information presented here on 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

Dec 10, 2012

Date

STATE OF NEW MEXICO
GARRETT SMITH
NO. 2318
12/10/12
REGISTERED ARCHITECT

RECEIVED
DEC 13 2012
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

October 20, 2011

Michael Allen Burkett, R.A.
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for **Sawmill Village**, **BLDG D1** [H-13 / D025A]
1751 Bellamah Ave. NW
Engineer's Stamp Dated 10/17/11

Dear Mr. Burkett:

Based upon the information provided in your submittal received 10-19-11, 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,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

SAWMILL VILLAGE, BLDG D1

DRAINAGE AND TRANSPORTATION INFORMATION SHEET H13/D025A
(REV 12/2005) BLDG D1

PROJECT TITLE: The Artisan at Sawmill Village ZONE MAP: ~~H13 & 13~~
DRB#: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Lot 1 Corr Plat of Sawmill Village (Being a Replat of Lot B-2-A Duke City Lumber Company Addn) Cont 5.7010 Ac
CITY ADDRESS: 1751 Bellamah Ave. NW, Albuquerque, NM 87104

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson Street NE PHONE: 505-798-7965
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Apartments Limited Partnership CONTACT: Connie Chavez
ADDRESS: 990 18th Street NW, 2nd Floor PHONE: 505-764-0359
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

ARCHITECT: Dekker Perich Sabatini CONTACT: David Mishler
ADDRESS: 7601 Jefferson NE, Suite 100 PHONE: 505-761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive PHONE: 505-897-3317
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: PacifiCap Construction CONTACT: Jason Rennaker
ADDRESS: 412 NW 5th Avenue, Suite 200 PHONE: 503-752-1394
CITY, STATE: Portland, OR ZIP CODE: 97209

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'S CERT (TCL)
- X ENGINEER'S 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
- X CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TEMP)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

RECEIVED
OCT 19 2011
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: _____ BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope 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.

Dekker/Perich/Sabatini

TRAFFIC CERTIFICATION

I, Michael A. Burkett, NMRA003218, of the firm Dekker / Perich / Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved site development plan for subdivision dated 7/11/2007. I further certify that Dekker / Perich / Sabatini visited the project site on 10/14/2011 and has determined by visual inspection that the survey data provided is representative of the 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 Substantial Completion on Building D1 only.

The record information presented hereon is not 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 Engineer's or Architect's Stamp

Date: October 17, 2011

STATE OF NEW MEXICO
MICHAEL ALLEN BURKETT
NO. 3218
REGISTERED ARCHITECT

RECEIVED
OCT 1 ? 2011
HYDROLOGY SECTION

architecture
interiors
landscape
planning
engineering

7601 Jefferson NE, Suite 100 - Albuquerque, NM 87109 - 505.761.9700 - fax 761.4222

www.dpsdesign.org

CITY OF ALBUQUERQUE

November 10, 2011

Michael Allen Burkett, R.A.
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: The Artisan at Sawmill Village Building D2, 1751 Bellamah Ave NW
Permanent Certificate of Occupancy – Transportation Development
DRB Project Number 1005354 (H13-D025A)
Certification dated 11-07-11

Dear Mr. Burkett,

Based upon the information provided in your submittal received 11-08-11, 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, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

H-13/D025A

PROJECT TITLE: The Artisan at Sawmill Village ZONE MAP: _____
DRB#: 1009354 EPC#: _____ WORK ORDER#: 87105
LEGAL DESCRIPTION: Lot 1 Corr Plat of Sawmill Village (Being a Replat of Lot B-2-A Duke City Lumber Company Addn) Cont 5.7010 Ac
CITY ADDRESS: 1751 Bellamah Ave. NW, Albuquerque, NM 87104

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson Street NE PHONE: 505-798-7965
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Apartments Limited Partnership CONTACT: Connie Chavez
ADDRESS: 990 18th Street NW, 2nd Floor PHONE: 505-764-0359
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

ARCHITECT: Dekker Perich Sabatini CONTACT: David Mishler
ADDRESS: 7601 Jefferson NE, Suite 100 PHONE: 505-761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive PHONE: 505-897-3377
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: PacifiCup Construction CONTACT: Jason Rennaker
ADDRESS: 412 NW 5th Avenue, Suite 200 PHONE: 503-752-1394
CITY, STATE: Portland, OR ZIP CODE: 97209

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'S CERT (TCL)
_____ ENGINEER'S 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

DATE SUBMITTED: NOVEMBER 08 2011

RECEIVED
NOV 08 2011
HYDROLOGY SECTION
BY: [illegible]

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.

Dekker/Perich/Sabatini

TRAFFIC CERTIFICATION

I, Michael A. Burkett, NMRA003218, of the firm Dekker / Perich / Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved site development plan for subdivision dated 7/11/2007. I further certify that Dekker / Perich / Sabatini visited the project site on 10/14/2011 and has determined by visual inspection that the survey data provided is representative of the 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 Substantial Completion on Building D2 only.

The record information presented hereon is not 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 — Engineer's or Architect's Stamp

Date: November 7, 2011

STATE OF NEW MEXICO
MICHAEL ALLEN BURKETT
NO. 3218
REGISTERED ARCHITECT

RECEIVED
NOV 08 2011
HYDROLOGY SECTION

architecture
interiors
landscape
planning
engineering

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Significant opportunities exist for water conservation and reclamation. All communities have a responsibility to use water efficiently. Your generous support of our mission and vision will empower traditionally underserved populations to actively participate in the conservation and sustainability of New Mexico's water. Through your contribution, you have chosen to be an active partner in the solution to our water crisis. Your money will be used to fulfill our mission by helping those in our community that cannot address the water crisis unaided.





THE NEW MEXICO WATER COLLABORATIVE

P.O. Box 8433
Albuquerque, NM 87198
505-440-1350

www.nmwatercollaborative.org

The New Mexico Water Collaborative is dedicated to the reduction of water footprints for communities in New Mexico.

WHO WE ARE.

The New Mexico Water Collaborative (NMWC) is a 501(c)(3) charitable organization dedicated to the reduction of water footprints for communities in New Mexico. We are in a water crisis and consuming water at a rate that is unsustainable. New Mexicans use more than four million acre-feet of water per year for agriculture, industry and domestic use. That is about one million gallons of water per person. Water is a finite natural resource. Conserving water is crucial to ensure that water resources are available to sustain New Mexico communities presently, and in the future. The NMWC provides resources for the people of New Mexico to facilitate the implementation of water conservation strategies, and to educate communities about critical water issues.

WHAT WE DO.

Opportunities to conserve and reclaim water are often limited due to economic constraints, especially for underserved populations. The water crisis affects us all regardless of socio-economic levels. NMWC works with a variety of community organizations, for-profit businesses, schools, and individuals to implement water conservation and reclamation systems. They include rainwater harvesting systems, drip irrigation systems, grey water, and wastewater recycling systems. We also support the installation of appliances (high efficiency toilets, washers, showerheads), that substantially reduce indoor water demands.

WE ARE IN A WATER CRISIS.
A SOLUTION IS POSSIBLE.
THE SOLUTION IS YOU.

Please support our mission as we continue to support communities in new mexico. Give today.

www.nmwatercollaborative.org



The New Mexico Water Collaborative provides resources for the people of New Mexico to facilitate the implementation of water conservation strategies, and to educate our communities about critical water issues.

We are a nonprofit corporation dedicated to the reduction of water footprints for communities in New Mexico. Conserving water is crucial to ensure that water resources are available to sustain New Mexico communities presently, and in the future. Opportunities to conserve and reclaim water are often limited due to economic constraints, especially for underserved populations. We seek to impact the water crisis through the implementation of various water conservation and reclamation technologies. Understanding that the water crisis will not be abated via the use of any one single technology, we offer communities appropriate options to maximize their water conservation opportunities.

Education of all community members shall build a foundation of awareness and understanding regarding critical water issues. Education efforts shall acknowledge the varying levels of current understanding of the water crisis, and shall build upon that base knowledge. Mitigation acts to conserve and reclaim water are key components of a sustainable water plan. Long term sustainable water practices also necessitate education outreach to secure the goal of reducing a communities' water footprint.

Guiding Principles

1. We are in a water crisis.
2. We must stop taking for granted that our water demand must continue to grow.
3. Issues of water policy have economic, cultural, social and public health impacts upon our communities.
4. The real cost of water includes the collection and the ecological value. Currently, we pay for the service of our water. We do not pay for water itself.
5. Water and energy are inexorably linked. It takes water to make energy. It takes energy to pump, convey and cleanse water.
6. We acknowledge that New Mexico's arid climate places limits on the water supply. Consequently, there should be limits on the water demand.
7. Water is a valuable and exhaustible resource. We are depleting our reserves of water at a rate that is not sustainable.
8. There is no one solution to the water crisis. Instead, the path to a sustainable plan lies within multiple measures of water conservation and water reclamation.
9. Significant opportunities exist for water conservation and water reclamation.
10. All communities have a responsibility to use water efficiently.
11. Water conservation and reclamation should inherently be considered for new construction projects, renovation projects, agricultural projects and existing sites.
12. The education of all community members is a critical component for an intrinsic understanding of the water crisis.
13. In all it's endeavors The New Mexico Water Collaborative will strive to:
    a. Provide opportunities to facilitate the implementation of water conservation and reclamation technologies in New Mexico communities.
    b. Advocate for conservation and reclamation implementations to underserved populations, and to economically disadvantaged communities within New Mexico.
    c. Educate and expand the awareness about the water crisis.
    d. Educate community members of all generations and different socio-economic backgrounds about the water crisis.
    e. Engage our youth in an understanding of the water crisis as a foundation for reduced future consumption.



THE NEW MEXICO WATER COLLABORATIVE

Yes! I want to give my support to:

The New Mexico Water Collaborative
with my tax-deductible gift in the amount of:

$25 ☐ $50 ☐ $100 ☐ $250 ☐

$500 ☐ $1000 ☐ Other _____

The New Mexico Water Collaborative is dedicated to the reduction of water footprints for communities in New Mexico

Name _____

Address _____

City _____ State ____ Zip ____

Email _____

Phone _____

Acknowledgement Information:

Please use the following names(s) in all acknowledgements:

_____

☐ I(we) wish to have our gift remain anonymous.

Charge my credit card: Visa ☐ MC ☐ AmEx ☐ Disc ☐

Name on card _____

Card # _____ Exp Date ____

Signature _____

Please bill me: Now ☐ Monthly ☐ Quarterly ☐

☐ Enclosed is my check payable to:
The New Mexico Water Collaborative

Donate online at: www.nmwatercollaborative.org

The Board and Staff of The New Mexico Water Collaborative thank you for your support!

Not a Volume problem

treated to 2nd day < 30 ppm BOD or TSS

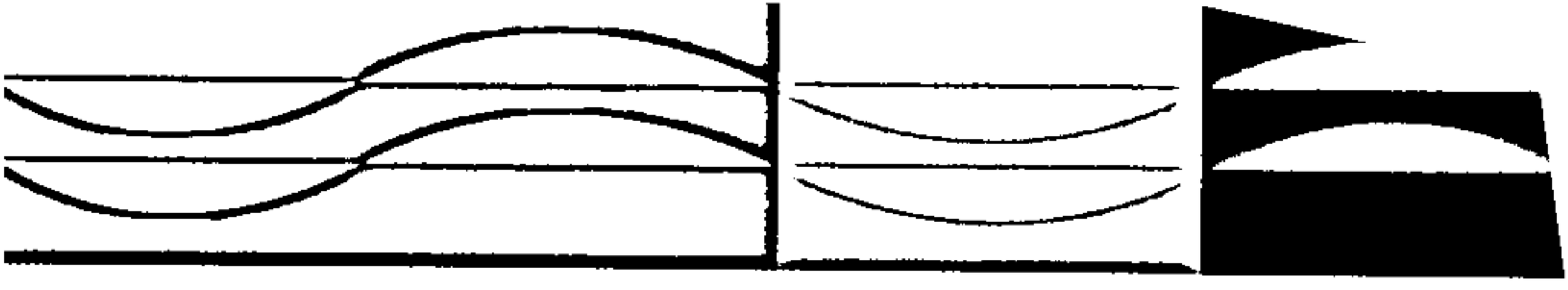
treating nitrogen

- works like a ~~treatment~~ Septic tank

- Volume of tank
- Square footage by equal parts
- Submit Landscape plan

< 2000 gal/day ~ 250 ft3/day

- Send approval letter after review plan



THE NEW MEXICO WATER COLLABORATIVE

YVETTE TOVAR
Executive Director

Dedicated to the reduction of water footprints for communities in New Mexico.

1751 Bellamah NW, #1101
Albuquerque, NM 87104
(505) 440-1350

www.nmwatercollaborative.org
yvette.tovar@nmwatercollaborative.org

Water Management Associates

Sustainable Systems for Water & Wastewater

Richard Jennings

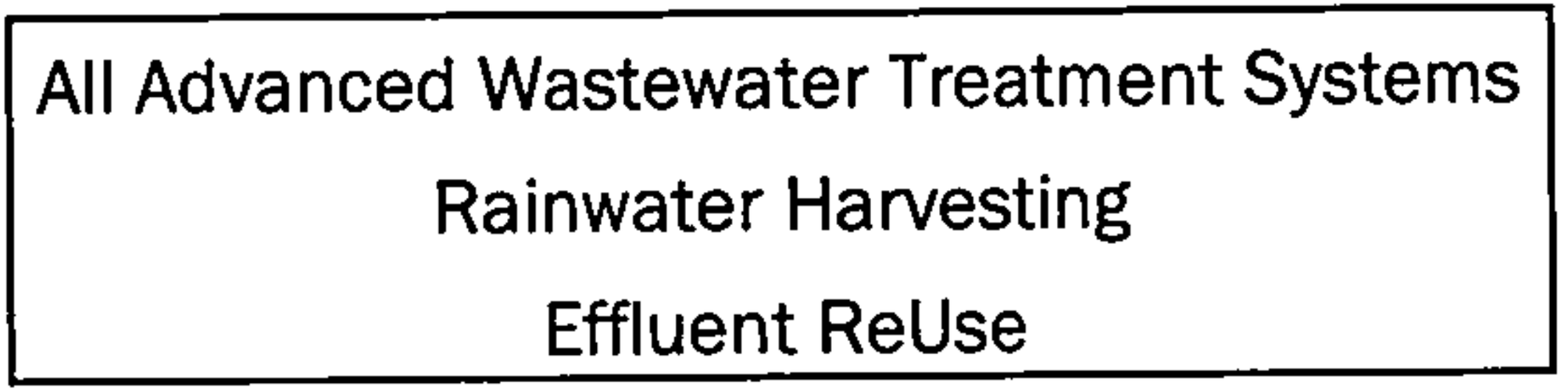
2926 Rufina Ct. Ste. B

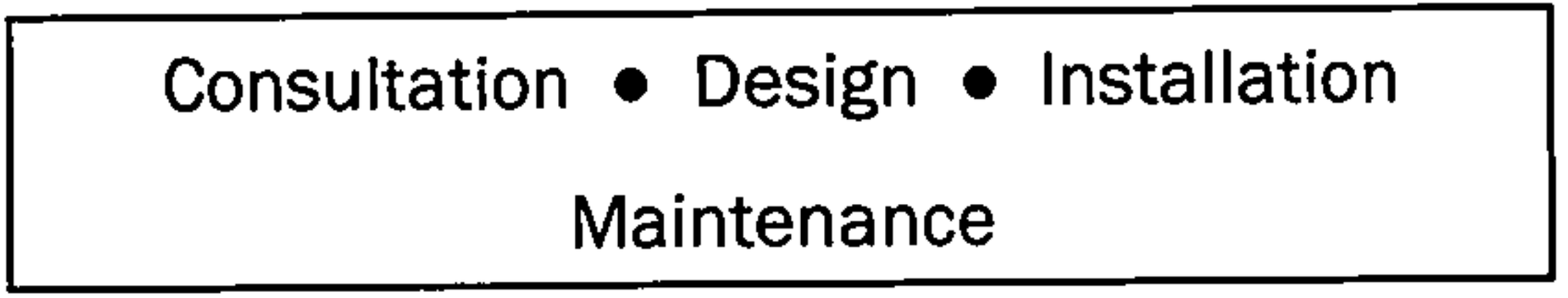
Santa Fe, NM 87507

phone 505-983-6599

fax 505-424-3773

Email: ezentrix@aol.com


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ARBOLERA DE VIDA UNIT 2B
Filed April 14, 2008 in Plat Book 2008C, Page 78

N 89°52'44" E 399.07'

DOG

POND ROAD

TRACT 2-C
2.8164 ACRES
(122,682 SQUARE FEET)
VACANT LAND - NO BUILDINGS

ARBOLERA DE VIDA UNIT 2
Filed October 6, 2006 in Plat Book 2006C, Page 265
Corrected June 19, 2008 in Plat Book 2008C, Page 139

LEGEND

ENCROACHMENTS
[A] Portion of concrete sidewalk encroaches on to hereon.
[B] Portion of concrete sidewalk encroaches on to hereon.

Understory Plant Material*
*Ratio=40%shrubs, 40%orn.grasses 20%perennials

Smaller Trees (low-med water)

Larger Trees (high water)

N

Scale 1" = 30'

SEE SHEET 1 OF 2 FOR LINE AND

● 25' Public Drainage Easement Per Plat Filed 4-11-2006, In Vol. 2005C, Folio 109

LOT B-1-A-2
DUKE CITY LUMBER COMPANY ADDITON
Filed December 15, 1999, In Vol. 99C, Folio 401

LOT B-2-A
DUKE CITY LUMBER COMPANY ADDITON
Filed Sept. 15, 1999, In Vol. 99C, Folio 288

TRACT 2-D-1
ARBOLERA DE VIDA UNIT 2B
Filed April 14, 2008 in Plat Book 2008C, Page 78

DIRT RETENTION POND

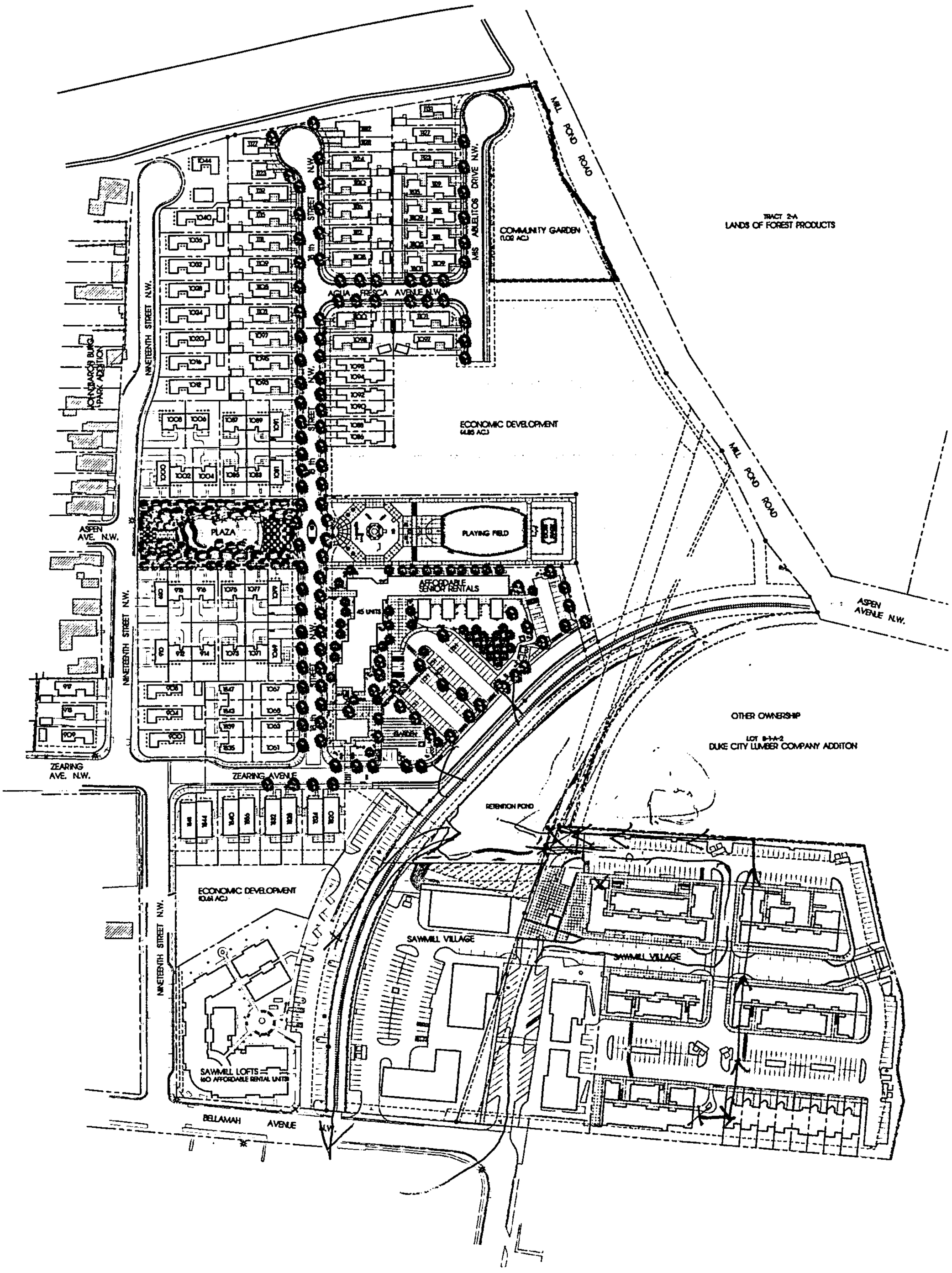
ALTA/ ACSM LAND TITLE SURVE

TRACT 2-C
ARBOLERA DE VIDA U

WITHIN
THE TOWN OF ALBUQUERQUE GRA
PROJECTED SECTION 7, TOWNSHIP 10 NORTH,
NEW MEXICO PRINCIPAL MERIDI
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEX
MARCH, 2009

SURVTEK, INC.
Consulting Surveyors

SHEET 2 OF 2



MASTER SITE PLAN

0 35 70 105 140
1"=70'-0"

SAWMILL COMMUNITY LAND TRUST

integrated

APRIL 4, 2008

(#) COMPONENTS
1. 12" Sewer Flow to treatment tanks
2. Blower Housing Ecological Tanks Model 4003
3. 2" Sched 40 PVC discharge line ~ 420 '
4. 4" S&D Gravity line from T3 to T4
5. 4" S&D Gravity line from T2 to T3
6. 2" Sched 40 PVC recirc line to media
7. 2" Sched 40 PVC pumped transfer from T3 to T4
8. Metarock attached growth media i compartment 1 of T3 and T4
9. 2" Sched 40 PVC recirc line to media
10. 2" Sched 40 PVC discharge line to irrigation manifold
11. 2" Cleanout. Screw cap w/ 0-15 psi pressure gauge to test distal lateral pressure
12. Typical Irrigation manifold. Number and size of manifolds to be determined by irrigation plan. Each manifold will need to be analyzed for balanced flows and pump loading.

[V#] VALVES

V1	1/2" Ball	NO	Air Pressure Adjust (partially open)
V2-V#	1.5" Ball	NO	Manifold adjust and service.
V##	1.5" Solenoid	NC	Weathermatic 21000 CR. One per irrigation zone

(T#) TANKS
T1 Equalization Tank: 1000 gallon, Open Vault
T2 Primary Tank: 1500 gallon Albuquerque 2 Compartment Alb Vault
T3 Primary Tank: 1500 gallon Albuquerque 2 Compartment Alb Vault
T4 Eliminite 220 based on 1500 gal tank with 36" extension. Ruidoso Septic
T5 Eliminite 220 based on 1500 gal tank with 36" extension. Ruidoso Septic

(P#) PUMPS: Final selections will reflect the design of the distribution manifold

P1	115 VAC	60 Watt	HiBlo Air Pump HP60-0110
P2	230 VAC	½ HP	Little Giant WS52HM-12 Sewage Pump
P3	230 VAC	½ HP	Little Giant WS52HM-12 Sewage Pump
P4	230 VAC	½ HP	Little Giant 10E-C1M Effluent Pump
P5	230 VAC	½ HP	Little Giant 10E-C1M Effluent Pump
P6	230 VAC	½ HP	Little Giant 10E-C1M Effluent Pump
P7	230 VAC	½ HP	Little Giant 10E-C1M Effluent Pump
P8	230 VAC	½ HP	Little Giant 10E-C1M Effluent Pump

(R#) RISERS: All with locking or screw down lids above grade

R1	24"	Equalization Tank: Inspection
R2	24"	Equalization Tank: Inspection, pump maintenance
R3	24"	Septic Tank Inlet: inspection
R4	24"	Septic Tank Outlet: inspection & Filter Maitenace
R5	24"	Septic Tank Inlet: inspection
R6	24"	Septic Tank Outlet: inspection
R7	24"	Treatment Tank: Media Inspection & distribution adjustments
R8	24"	Pump Tank: Pump inspection & service
R9	24"	Pump Tank: Pump inspection & service
R10	24"	Treatment Tank: Media Inspection & distribution adjustments
R11	24"	Pump Tank: Pump inspection & service
R12	24"	Pump Tank: Pump inspection & service

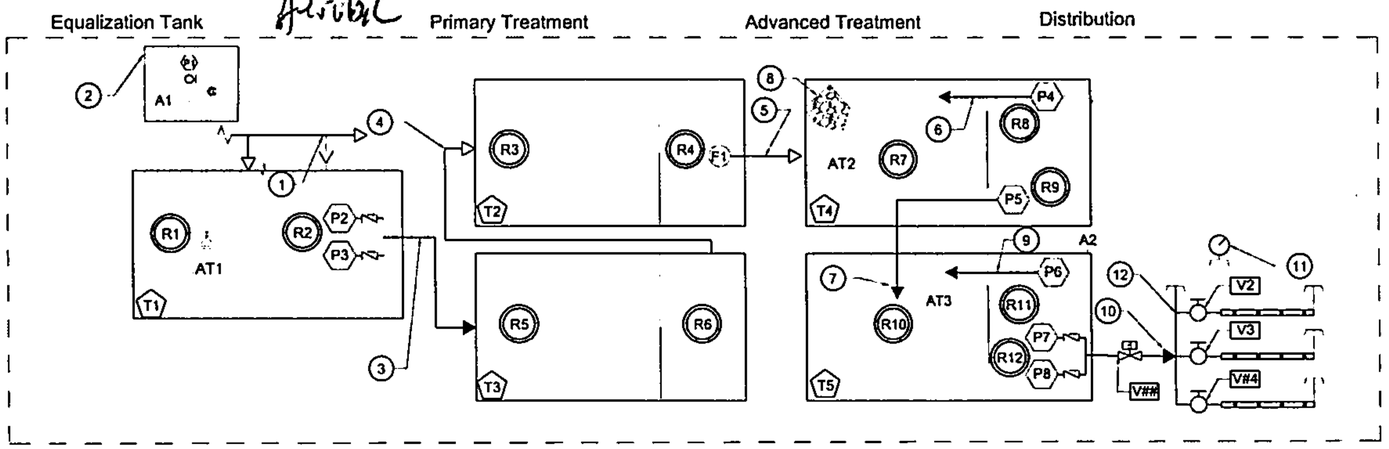
AT# ADVANCED TREATMENT:
AT1 S86 Sludgehamner Aerobic Bacteria Generator
AT2-AT3 Eliminite 220C parallel Secondary/Tertiary system

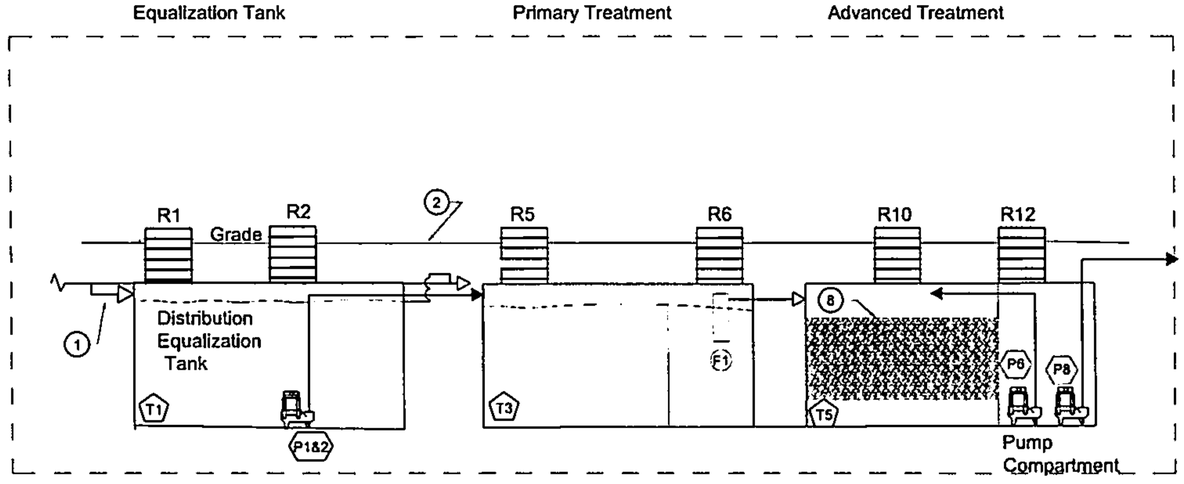
A# ALARM POINTS:
A1 Air Pressure Loss Pump 1
A2 High water in Pump tank

DESIGN NARRATIVE

This systen is designed to divert 2000 or less gpd of household sewage from a residential building. The sewage is diverted into a 1000 gallon open vault tank. A Sludgehamner S86 treatment unit is used to provide some secondary treatment for reducing the possibility of odors. The tank is also vented back to the sewer line. The sewage is dosed to the treatment systen at a rate of 50 gallons, 40 times per day. The vault is calibrated and a combination of a timer and a pump down float switch will provide the volumetric control. A second control will be the discharge of the systen. A meter with a digital output will shut off the transfer systen after a daily maximun of 2000 gallon discharge is reached. The 2000 gpd is the maximun allowed by the liquid waste program.

The sewage receives primary treatment with a 3000 gallon septic tank. Secondary and some optional tertiary treatment is provided by the Eliminite systen with an additional 3600 gallons of capacity.. The treated effluent will be time dosed to low pressure manifolds which will serve as irrigation wicks. The system is intended to accommodate groupings of vegetation with similar water needs. The groups can very from low to moderate water requirements and dosing will be adjusted for each type. The exact configuration and calculations for the manifold will be enveloped in collaboration with the landscape architect.





LEGEND

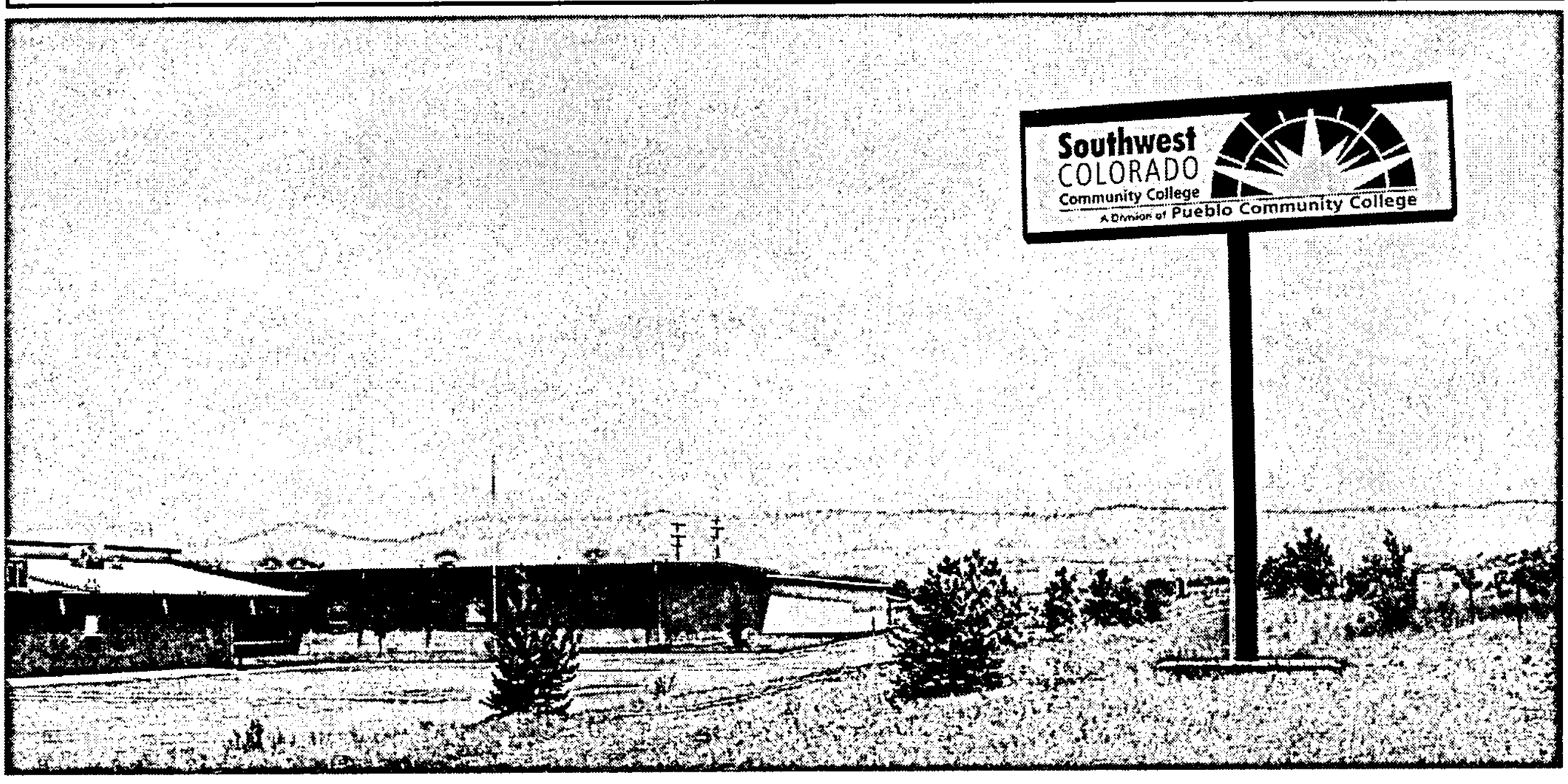
Gravity Flow		Cleanout	
Pressurized Flow		Solenoid Valve	
Pressurized Air		Ball Valve	
Pressure Gauge		Gate Valve	

Sawmill Village
Wastewater Reuse System
Flow Schematic - NTS

Earthwrights Designs: Nature and Technology
30 Camino Sudeste, Santa Fe, NM 87508
Phone 1-505-986-1719 email: ezentrix@aol.com

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Southwest
COLORADO
Community College



Advanced Onsite Wastewater Treatment System
Operation and Maintenance Manual

Eliminite®

MetaRocks®

MADE IN MONTANA USA

Eliminite P.O. Box 359 Belgrade, MT 59714 (888) 406-2289 (406) 581-1613 www.eliminite.com

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Maintenance Procedures

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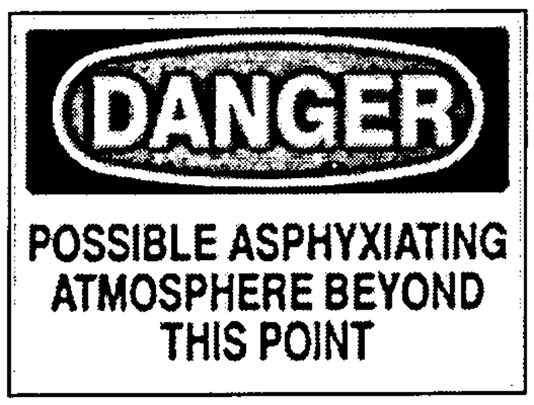
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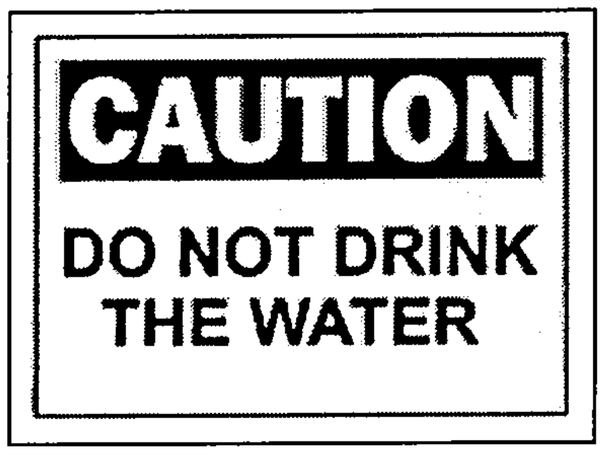
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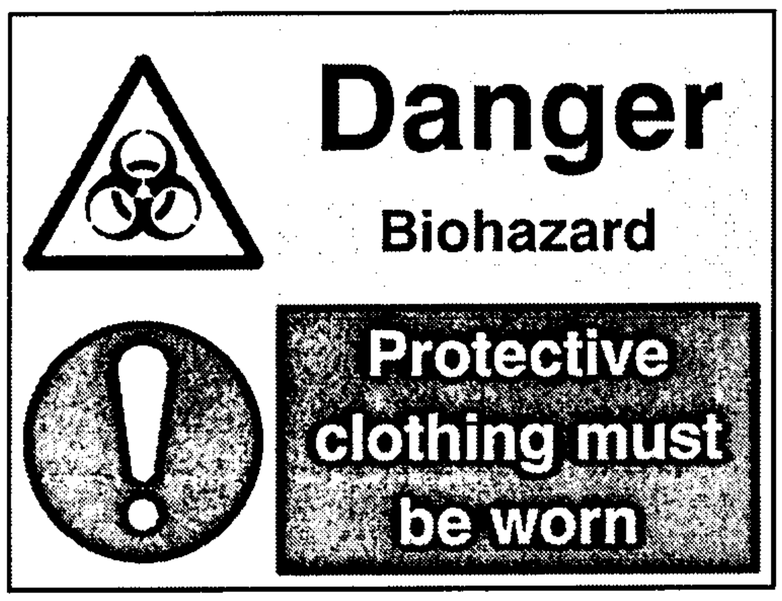
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IMPORTANT WARNINGS

Your safety and the safely of others is very important You can get hurt if you don't use your brain.

The procedures outlined in this manual must be conducted by Eliminite® Trained Maintenance Providers.

Only Approved Eliminite Maintenance Providers are authorized to conduct maintenance, modifications, adjustments or repairs. If you have not been approved by Eliminite, you should not attempt these or other O&M procedures.

To reduce the risk of severe injury or death, read and follow all warnings and safety instructions. Failure to comply with warnings and safety instructions may lead to severe injury or death.

These procedures must be conducted in accordance with National Electric Code, all local codes or, in the absence of a local code, all requirements of the government and/or regulatory authority having jurisdiction with a valid permit issued by state or local authority.

Electrical power must be turned off and locked out before opening any part of the system. Failure to do so may result in severe injury or death.
Open tanks represent a serious hazard that could result in severe injury or death. Never leave an open tank unattended.

Wastewater can cause, among other things, illness, infections and parasitic infestations. Biological organisms that can cause severe illness and death may thrive in the wastewater environment.

Never enter any tank—drowning is a significant hazard. Wastewater systems may contain potentially explosive or asphyxiating gases.

Maintenance Providers, Installers and Contractors must comply with OSHA regulations.

No construction or vehicular activity of any kind should ever occur underneath, adjacent to, or above any portion of the system. Take all necessary precautions to avoid damaging the system.

Do not use system for any purpose other than its intended use.

Always prevent debris, dirt, gravel, sand and foreign materials from entering the Eliminite, septic tank, pipes or pump chamber. Failure to keep debris out of the system may lead to malfunction.

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INTRODUCTION

The use of individual onsite wastewater treatment systems (septic systems) is not new. They have been used in various configurations for perhaps thousands of years. What is relatively new is the process of providing long term, regular maintenance to these systems. In the past, septic systems were installed without any requirement for permitting or design. Later, regulatory agencies recognized a need for pre-construction site evaluation and design criteria. Regulations were created to address the types of systems allowed, locations suitable for installation, setback requirements and general operational requirements.

Usually these early regulations were directed at pre-construction and construction requirements with little focus given to operation and maintenance after the system was installed and in use. That "bury it and forget it" mindset is changing.

With the growing realization that wastewater treatment systems need to provide a higher degree of treatment, regulatory agencies are adopting mechanisms to ensure that this need is met for the life of the system. And, while a smart design and competent installation are crucial to the long term successful operation of the system, the role and responsibilities of the maintenance/service technician has moved into the forefront and now occupies a position of vital importance that was unheard of until just recently.

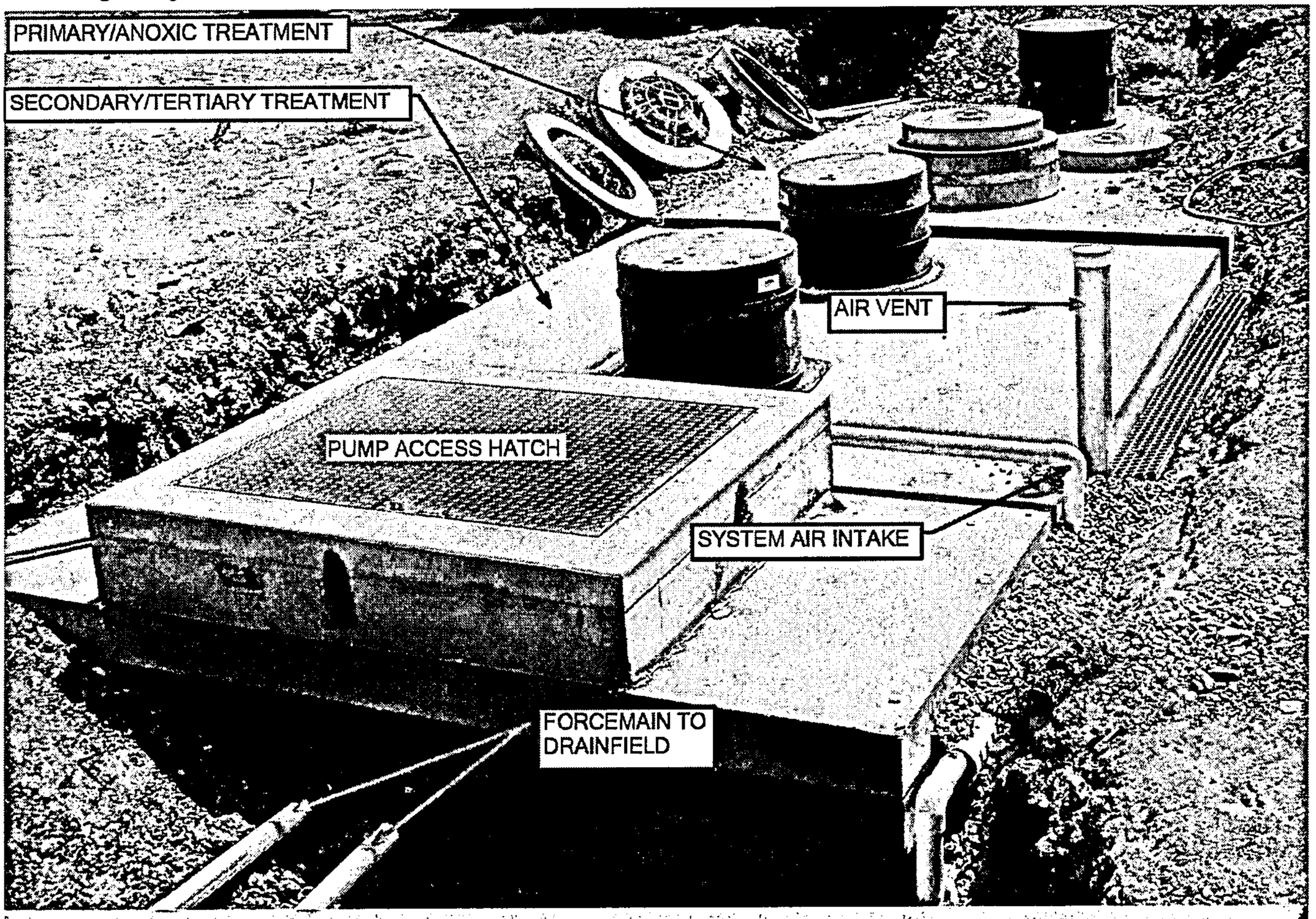


Figure 1. Wastewater treatment system before final backfill.

The goal of this manual is to provide the technician with important data necessary to develop a total maintenance program for the Eliminite® system. As you read it, attend to the details, but also try to understand the concepts behind the details. Understanding the "how's" will allow you to complete the tasks covered in this manual. Understanding the "why's" will allow you to develop

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knowledge beyond the topics covered here and become an expert technician. As you progress, remember that Eliminite, Inc. is available to provide assistance, answer questions, and work with you. Technical questions may be directed to Eliminite at 1-888-406-2289.

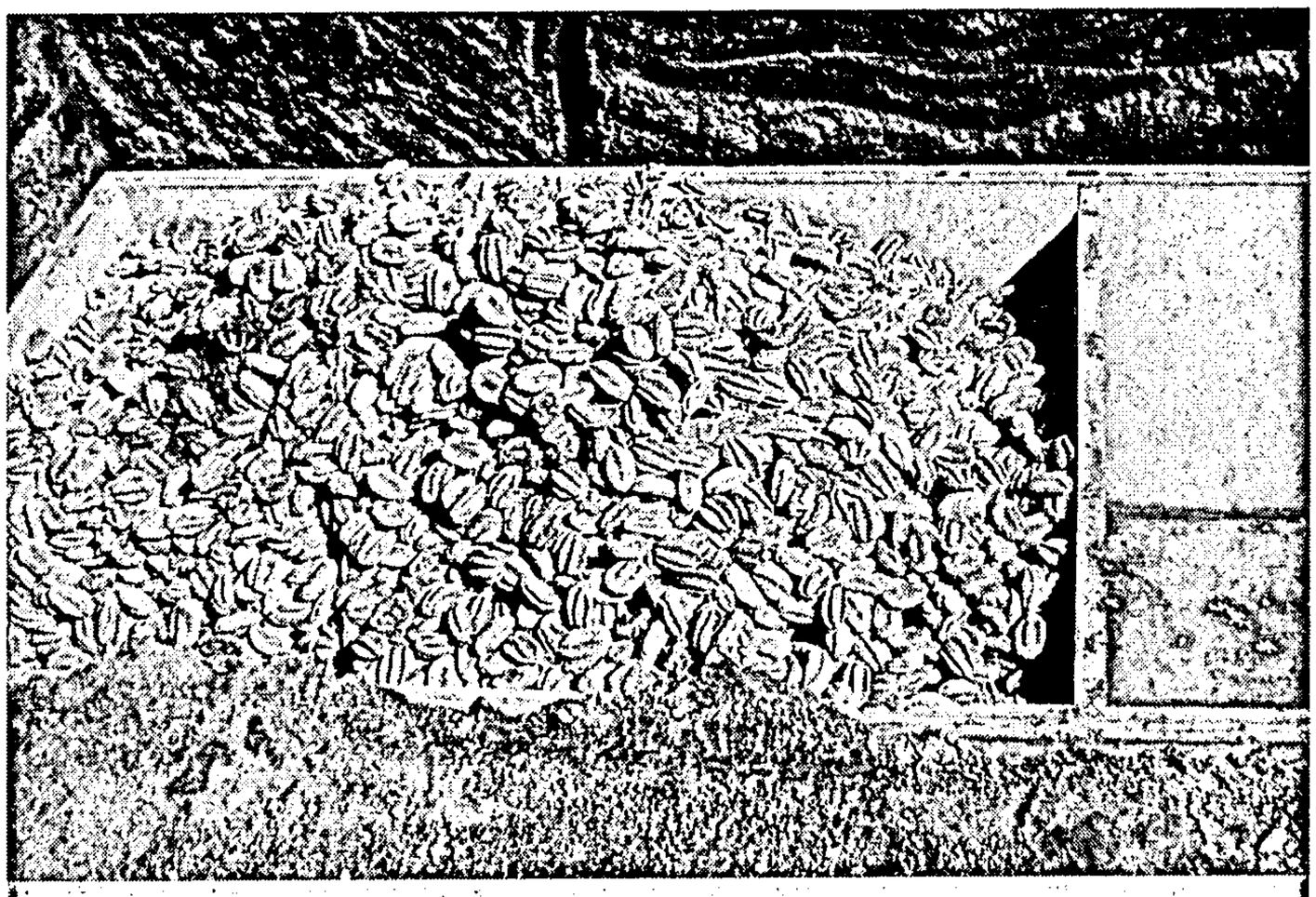


Figure 2. MetaRocks in precast concrete tank.

Notes for Maintenance/Service Technicians

Regulations require that maintenance agreements remain in effect for the life of the system. The owner is required to renew the contract prior to its expiration date. The service provider is required to report contracts not renewed to the appropriate state and/or local authority and manufacturer. Check the regulations in your state for details regarding service contract renewal.

Complete your work quietly, cleanly, and do not leave a mess. Be respectful of the owners property. Bring garbage bags and pack out any trash you generate. Do not use the owner's trash receptacles for disposal of your trash. Be sure to bring all the tools necessary to complete your job. Do not use the owner's tools, hoses, shovels, etc. Tools brought to the job must be clean and in good condition. Do not bring obviously broken or defective tools to the job such as shovels with broken handles, leaking hoses, hoses that have been taped, damaged electrical extension cords or buckets with missing or broken handles. Keep accurate and complete records. Make certain the owner receives a clean copy of the service report.

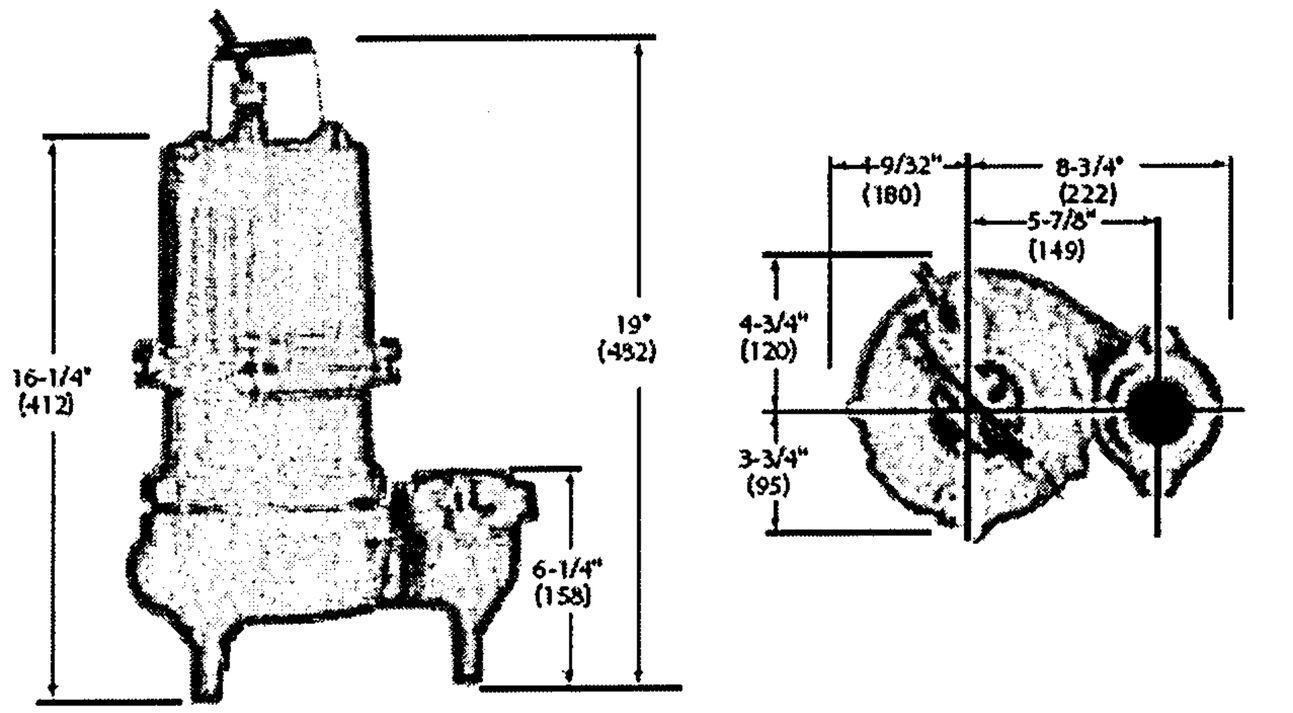


Figure 4. Recirculation pump. Hydromatic SKHS 200

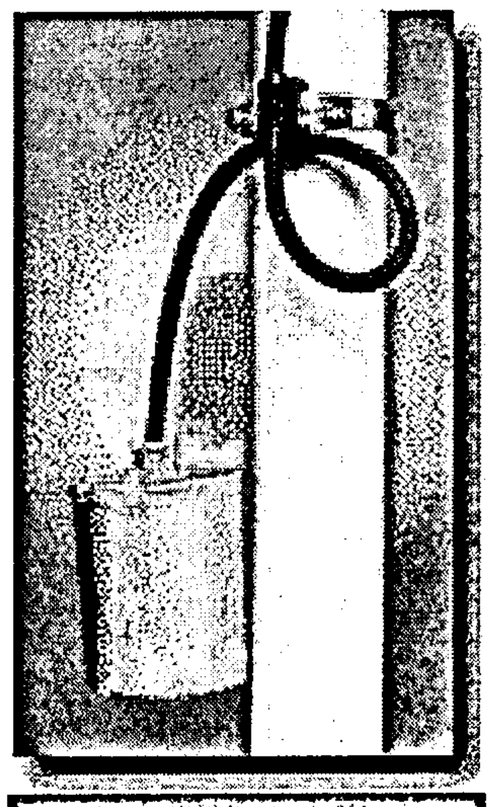


Figure 3. Float switch clamped to PVC float tree.

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OPERATION AND TREATMENT SYSTEM PERFORMANCE

SECTION A: Process and Component Description

Treatment Process: Wastewater from the school drains into the building sewer and enters the Primary Tank. Inside the primary tank solids settle to the bottom, and fats, oils and grease (FOG) float to the top. As the solids settle and FOG floats, a third, middle layer, develops referred to as clarified effluent. Clarified effluent from the primary tank drains into the Eliminite advanced treatment unit.

When the liquid level in the Eliminite rises enough to lift the low level cutout float switch, the timer in the control panel is activated. The low level cutout float is a safety feature that prevents the Eliminite® pump from running when there is not enough liquid in the tank. The Eliminite® pump is turned on and off by the control panel according to factory settings.

Inside the Eliminite® , clarified effluent is sprayed over the MetaRocks® treatment medium where the first step in the treatment process takes place. Microorganisms naturally present in the wastewater attach to the surface of the MetaRocks®. As wastewater trickles over these microorganisms, constituents of the wastewater will be utilized as a food source.

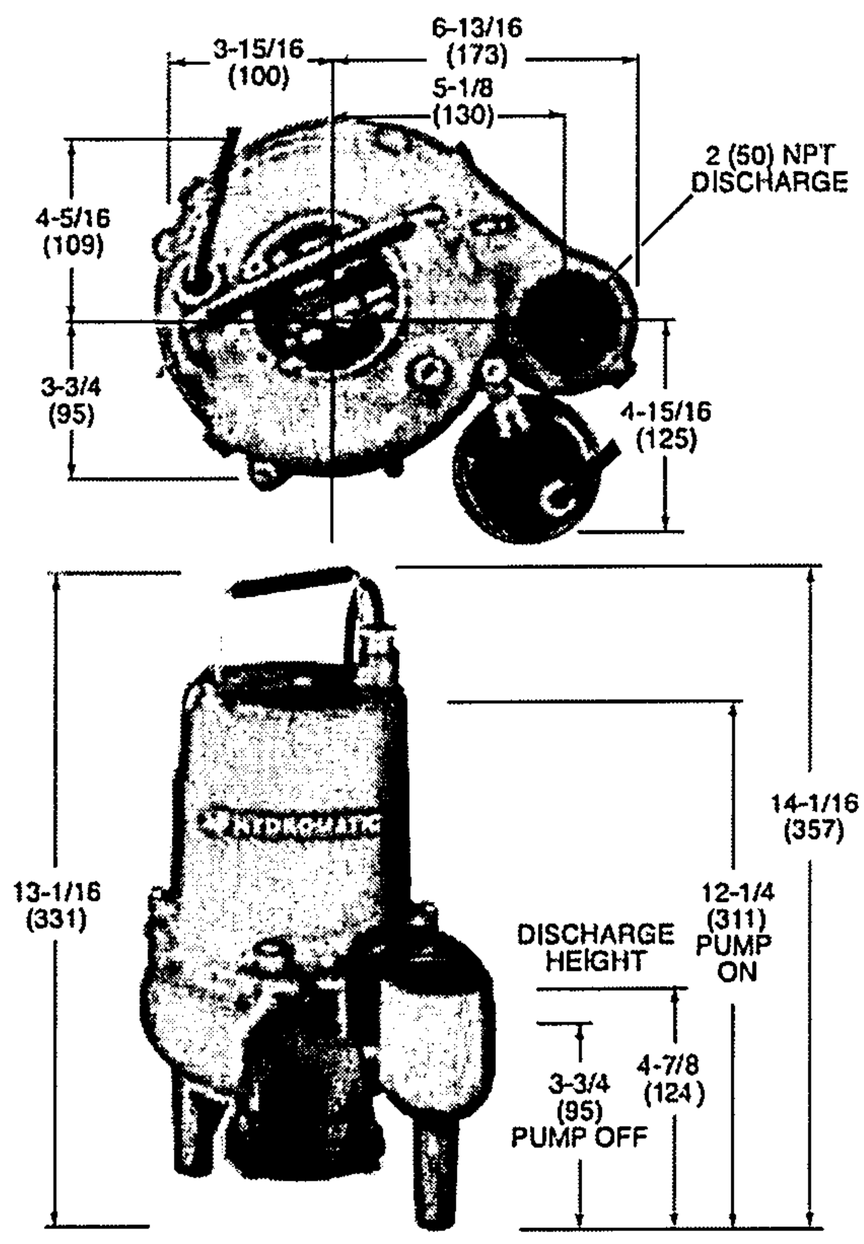


Figure 5. Drainfield pumps. Hydromatic SP 40.

The result of this "bioremediation" activity is a reduction in the concentration of undesirable components in the wastewater. The second step in the treatment process occurs after the wastewater has trickled through the Eliminite® and is returned to the primary tank. Inside this tank, the liquid exiting the Eliminite® unit is introduced to a different set of microorganisms with the ability to remove constituents that could not be removed by the first step alone. This cycle repeats and establishes a circulation between the primary tank, pump chamber, Eliminite® and back to the primary tank. As more wastewater from the school is discharged to the system and the liquid level in the system rises, treated effluent is sent to the drainfield. Microorganisms naturally present in the soil complete the treatment process. This process continues until the liquid level in the Eliminite activates the drainfield pump. There are two drainfield pumps in the treatment unit. The control panel causes the drainfield pumps to operate in an alternating manner.

MetaRocks®: MetaRocks® may be the single most effective biological treatment medium in the industry. Distinguished by long term effective porosity and nearly double the usable surface area of other media, MetaRocks® represent one of the most important innovations to date in the field of advanced wastewater treatment. In 2004, Eliminite, Inc. began using recycled glass blended with sand to coat the surface of its patented MetaRocks®. MetaRocks® are patented and are unique to Eliminite® systems.

Lung®: Operated by the same pump that delivers wastewater to the Eliminite®, the patented Lung® provides fresh air to the Eliminite®. The Lung® is driven by the pressure of flowing liquid, not a blower. Each time the effluent pump is activated, air, drawn into the distribution pipe from the previous cycle, is discharged directly into the Eliminite® . When the pump is turned off by the control panel, the distribution pipe drains by gravity back to the pump chamber and fresh air is pulled into the distribution pipe. This sequence repeats each time the Eliminite® receives wastewater.

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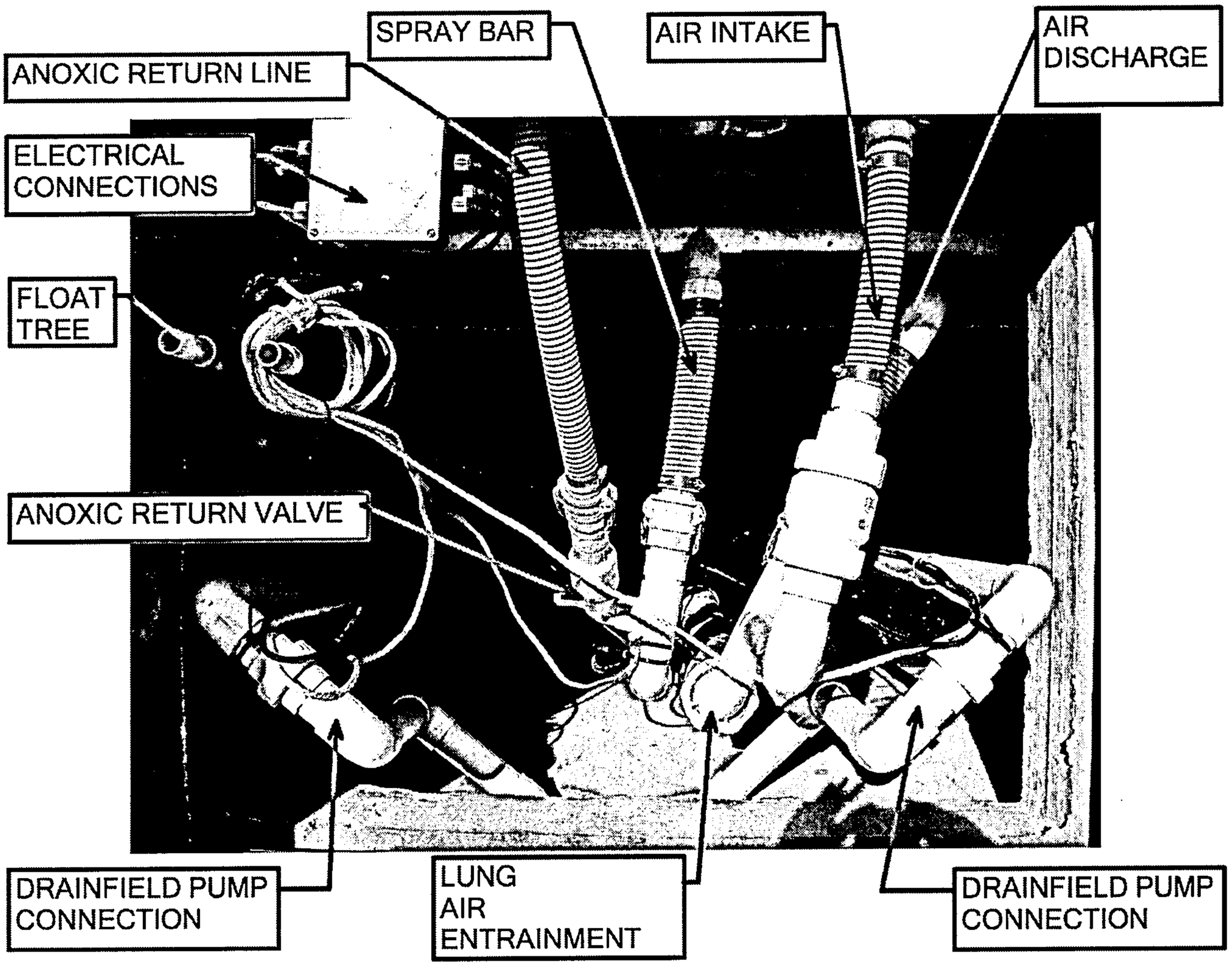


Figure 6. Pump and piping layout.

Current Sensor: The current sensor ensures that the Eliminite® pump activates and pumps liquid. If the current sensor senses the correct amperage to the pump, the control panel allows the pump to finish its cycle. If, however, the current sensor determines that the current to the pump is low, which indicates no flow or a low flow situation, the control panel activates an alarm to notify the owner of a potential problem.

Float Switch: An electrical switch operated by a float in a tank or reservoir that typically controls the operation of a component such as a pump or timer. As part of the Eliminite® system, float switches serve three purposes:

- Disable the Eliminite® pump if the liquid level in the pump chamber is too low,
- Control operation of drainfield/transfer pumps,
- Activate high-level alarm if the liquid level in the pump chamber is too high.

SECTION B: Performance

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Extensive testing has determined that a properly installed Eliminite® system will consistently reduce total nitrogen concentration to by a minimum of 75% . Data shows that most Eliminite systems remove 85% to over 90% of the total influent nitrogen, BOD and TSS.

MAINTENANCE PROCEDURES

SECTION C: Tool Checklist

1. Data sheets

2. Camera

3. As-built drawing

4. Check list prepared by installer

5. Latex or nitrile gloves

9. Sodium hypochlorite (Bleach) solution

10. Sample/Test kit from authorized test laboratory

12. Sample bottles

13. Large trash bags

14. Safety glasses

15. Paper towels

22. Shovel

23. Pry bar

24. Broom

25. Garden hose

27. Variable flow spray nozzle

SECTION D: Site Inspection and General Observations

Certain Operation and Maintenance procedures do not require tools other than awareness of the site. By being observant, you may notice potential problems with the site. Upon arrival, be aware of subtle clues that may be indicators that a potential problem is developing. The following list provides some guidance for the types of circumstances to watch out for:

Check for any signs of new construction, fresh digging or new landscaping that could have disrupted the system. Tire tracks from excavators or other vehicles should be noted.

Note any ground settling or standing water.

Check for an unusual lack of vegetation or excessive vegetative growth (ie, very green grass).

Verify that the control panel is properly closed and secured to its installation point.

Note the integrity of the electrical conduit and fittings

Record any wastewater-related odor.

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Make sure lids are securely fastened.

Compare findings with historical records.

SECTION E: Panel and Pump Inspection

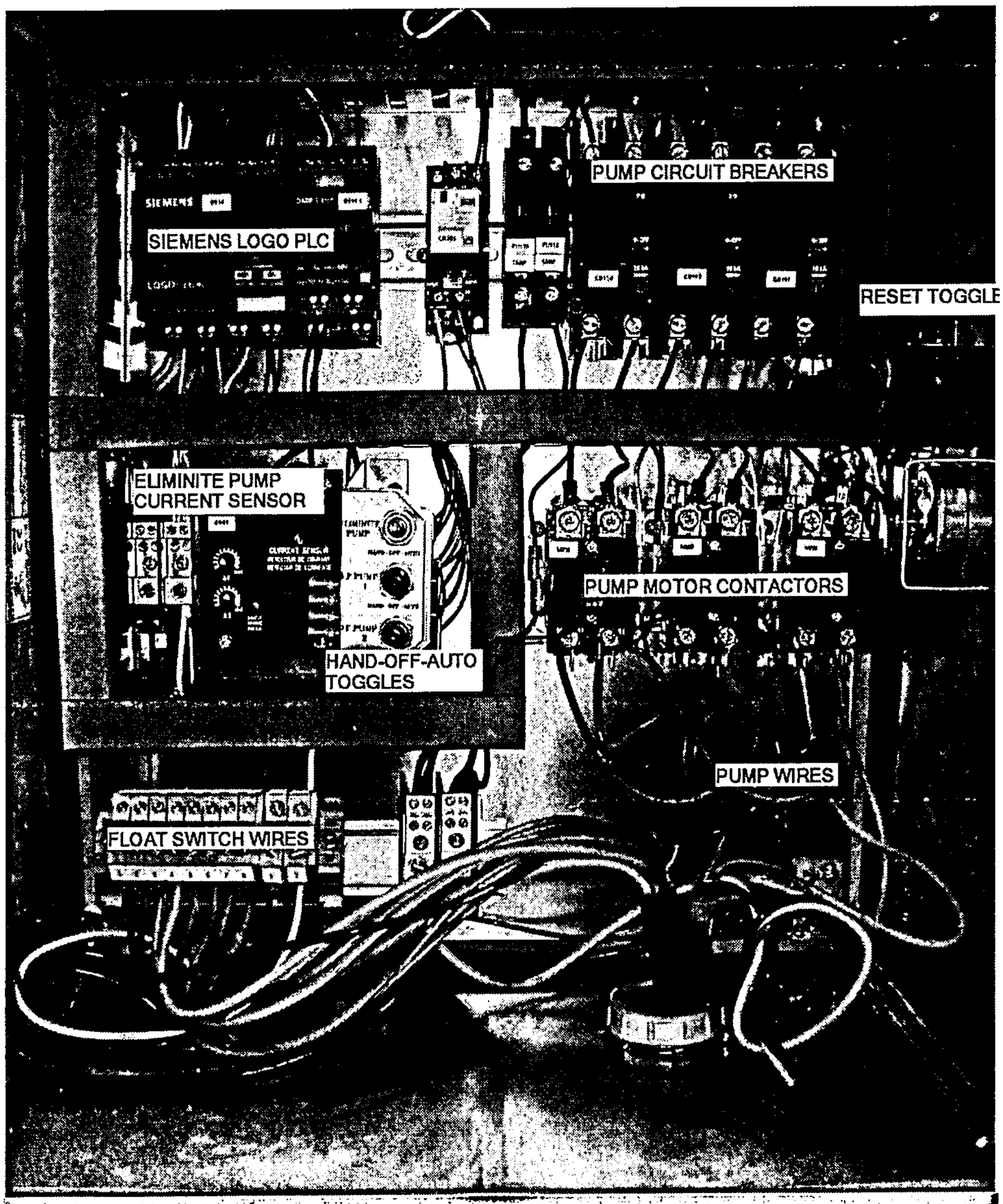


Figure 7. Control Panel

SAFETY NOTE: A shock hazard exists. Panel is energized during the following inspection steps.

Step E.1: Confirm that the panel is closed, locked and securely fastened to the wall. Note any evidence of unauthorized entry.

Step E.2: Open panel door. Visually inspect components for corrosion, moisture, sewer gas odor or any other indications of abnormal operating conditions. Verify that the electrical power to the panel has not been disconnected.

Step E.3: Make certain Eliminite® Pump (Pump 1) and drainfield/ transfer Pump (Pump 2) breakers are ON and toggle switches are set to AUTO. Verify that the Siemens Logo! Controller is ON.

Step E.4: Turn Eliminite® Pump toggle switch to HAND. Make certain the pump starts. After verification, return the toggle switch to AUTO.

Step E.5: Record Eliminite® pump and drainfield/transfer pump run times and counts from the Siemens Logo! Controller.

Step E.6: Check timer on controller to ensure proper settings. Make corrective adjustments as needed. Refer to Control Panel or contact Eliminite, Inc. for assistance (visit www.eliminite.com for current contact information.)

SECTION F: Eliminite® and MetaRocks® Inspection

SAFETY NOTE: Wear protective gloves, clothing and eyewear. Wastewater spray hazard exists during this procedure. Take necessary precautions to avoid wastewater exposure.

Step F.1: Switch Eliminite® pump and drainfield/transfer pump OFF.

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Step F.2: Remove Eliminite® lid.

Step F.3: Assess odor within Eliminite® tank. In general, the odor should smell like rich soil or a healthy aquarium. Putrid or pungent odors may indicate malfunction.

Step F.4: Visually inspect interior of Eliminite®. Check PVC fittings and pipe and identify breakage or damage. Make certain MetaRocks® are moist with a light brown bio-film. If dry, check Eliminite® pump operation. Excessive or black bio-film, standing or pooling water should not be present.

Step F.5: Switch Eliminite® pump ON. Confirm emission of vigorous spray from spray nozzles and air flow from lung. Switch Eliminite® pump OFF.

Step F.6: Replace Eliminite® lid.

Step F.7: Turn Eliminite® pump to AUTO.

SECTION G: Effluent Sampling Procedures (Conduct Annually) Unless Otherwise Instructed By Your Local Regulatory Agency.

Step G.1: Turn all power OFF before sampling.

Step G.2: Remove lid from sampling location.

Step G.3: Insert sampler below wastewater surface to approximate mid-point of tank. Collect required amount of effluent an transfer sample to containers provided by laboratory. Follow instructions provided by laboratory. Correctly complete sample identification label. Fill out Chain of Custody record with all required information.

Step G.4: Measure and record sample temperature.

Step G.5: Replace and secure lid.

Step G.6: Wash hands, tools and outside of sample bottles using disinfectant solution.

Step G.7: Turn power ON.

NOTE: Local and/or State regulatory agencies may have imposed additional testing requirements. It is the maintenance provider's responsibility to be aware of and to follow all additional testing requirements.

SECTION H: Float Inspection and Testing

SAFETY NOTE: Shock hazard exists. Floats are energized during inspection.

Step H.1: Take necessary precautions to avoid damage to floats or wiring. With Toggle set to AUTO, using an appropriate, non-conductive float-lifting device, lift high-level alarm float and verify that high-level alarm is activated.

Step H.2: Lift drainfield/transfer pump start float. Allow system to pump down until off pump is triggered and pump starts. Make certain drainfield/transfer pump starts and stops.

Step H.3: Wait for timer to activate Eliminite® pump. After Eliminite® pump starts, push low-level cutout float down to trigger low-level cutout. Verify that the Eliminite® pump shuts down. Wash pushbar using disinfectant solution.

Step H.4: Replace lid. Conduct data analysis.

SECTION I: Pump Run Calculations

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This section is presented to assist the technician in evaluating system operation. The calculations that follow will be a useful diagnostic tool in the event sample concentrations exceed normal limits. If the system has been in place for a sufficient period of time to establish historical data, compare current data against historical data. When the system was installed, the contractor should have recorded, among other things, the time it took the drainfield/transfer pump to deliver a dose to the drainfield/transfer, the dimensions of the pump chamber and the distance between the drainfield/transfer pump ON and OFF floats. These parameters, along with current data from the control panel, can be utilized to calculate the volume of wastewater produced by the facility each day and the drainfield/transfer pump discharge rate. Armed with these two pieces of data and the laboratory sample results, accurate assessments of the system's performance can be made. The following details a procedure for determining these values:

The Siemens Logo! Controller displays pump run events as counts ("CNTS" on the LCD display) and pump run time as "TIME". When collecting this data from the controller, do not confuse the drainfield/transfer pump data with the Eliminite® pump data. If you are unsure of the procedure for correctly reading the controller, refer to the Siemens Logo! Instructions affixed to the inside door of the control panel or, better yet, pick up the phone and call Eliminite®.

NOTE: If the counter is zeroed out after each maintenance visit it is not necessary to subtract new counter readings from old counter readings; simply use the indicated new reading in your calculations. This data should be transferred to a Maintenance Data Sheet at the same time the controller is read. Failure to record counts and time for both pumps will result in a loss of valuable data.

Step I.1: Calculate and record the number of Eliminite® pump runs (counts) per day by dividing the total number of counts displayed on the controller by the number of days since the last maintenance visit. Use Equation EQ1.1.

(EQ1.1) Total counts ÷ total days elapsed = counts per day (counts / day)

Step I.2: Compare calculated counts per day to the normal range;.

Step I.3: Record the Eliminite® pump run time in hours per day by dividing the total number of run time hours displayed on the counter by the number of days since your last maintenance visit. Use E1.2,

(E1.2) Total time ÷ total days elapsed = hours per day (hours / day)

Step I.4: Convert the number of daily run time hours to minutes by multiplying the number of hours by 60. Use Equation E1.3,

(E1.3) Hours / day x 60 minutes / hour = minutes per day (minutes / day)

Step I.5: Compare calculated minutes per day to normal values; a normal Eliminite® daily run time value range would be 102-114 minutes.

Step I.6: Repeat Steps I.1 – I.5 for drainfield/transfer pump.

Sample Calculation 1:

Given: The number of Eliminite® pump counts is 21,962 and it has been 183 days since the last maintenance visit.

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Use E1.1:

21,962 counts ÷ 183 days = 120 Eliminite® pump doses per day

The normal range for daily Eliminite® pump doses is 115-125, so calculated value of 120 doses per day is acceptable.

Given: The total Eliminite® pump time is 330 hours.

Use E1.2:

330 hours ÷ 183 days = 1.8 hours of run time per day.

Use E1.3:

1.8 hours per day x 60 minutes per hour= 108 minutes of run time per day.

The normal range for daily Eliminite® run times is 102-114 minutes per day; the calculated value of 108 minutes / day is acceptable.

Repeat for the drainfield/transfer pump.

Given: The number of drainfield/transfer pump counts is 175; it has been 183 days since the last maintenance visit.

Use E1.1:

175 doses ÷ 183 days = 0.95 drainfield/transfer pump doses per day. (Just under one dose per day)

Given: The total drainfield/transfer pump time is 12.61 hours.

Use E1.2:

12.61 hours ÷ 183 days= 0.0689 hours of run time per day.

Use E1.3:

0.0689 hours run time per day x 60 min per hour = 4.13 minutes of run time per day.

SECTION J: Daily Wastewater Production Calculations

The next section shows how to use values calculated in the previous section to calculate daily wastewater production. As before, the procedure will be presented first then a sample calculation will be shown. You will need the dimensions of the pump chamber and distance between the drainfield/transfer ON and drainfield/transfer OFF float switches to complete this calculation. If this data is missing, take field measurements of these and continue with the calculations. Note: If the system does not have a drainfield/ discharge pump, it is not possible to calculate daily wastewater production using this procedure.

Step J.1: Calculate pump chamber area using E2.1a or E2.1b

(E2.1a) Length (ft) x Width (ft) = Area (sq. ft.)

(E2.1b) Length (in) x Width (in) = Area (sq. in.)

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Step J.2: If, in Step 1, you calculated Area in sq. ft., skip this step and proceed to Step 3.

Convert sq. in. to sq. ft. using E2.2

(E2.2) Area (sq. in.) ÷ 144 = Area (sq. ft.) (There are 144 sq. in. per 1 sq. ft.)

Step J.3: Calculate the number of gallons contained in the pump chamber per foot of depth.

(E2.3a) Area (sq. ft.) x 1 (ft) = Volume (cu. ft.)

(E2.3b) Volume (cu. ft.) x 7.48 = Volume per foot of depth (gallons) (There are 7.48 gallons in 1 cu. ft.)

Step J.4: Calculate the number of gallons the drainfield/transfer pump discharges each time it cycles.

First make sure the value for distance between the drainfield/transfer ON float and the drainfield/transfer OFF float is in feet. You probably measured the distance in inches so convert the distance to feet by dividing by 12.

(E2.4) Float distance (ft.) x Volume (cu. ft./ft) x 7.48 = Volume contained in the pump chamber between the ON and OFF floats (gallons).

The volume calculated with E2.4 is the volume of effluent pumped to the drainfield, or transfered each time the drainfield/transfer pump runs.

Step J.5: From E1.1 the number of cycles per day for the drainfield/transfer pump was calculated. Use that value with the one calculated in E2.4 to calculate the number of gallons of wastewater the residence produces each day.

(E2.5) Counts per day x Volume between ON and OFF floats (gal.) = Vol. of wastewater produced per day (gal.)

The importance of the number calculated with E2.5 cannot be overstated. It is perhaps the single most important parameter related to the function of the system and must be calculated and evaluated each time the system is serviced.

SECTION K: Drainfield Pump Discharge Rate Calculations

Sample Calculation 2

Calculating the rate at which the transfer pump discharges and comparing this rate to historic or design rates can provide valuable insight into the function of the system. Since the discharge rate can be calculated in one step , we will proceed directly to the sample calculation.

(E3.1) Daily wastewater production (gallons per day) ÷ Daily transfer pump run time (minutes per day) = Pump discharge rate (gal. per minute)

79.7 gal per day ÷ 4.13min per day = 19.3 gallons per minute (GPM)

Compare current discharge rate to measured discharge rate provided by installation contractor: Note: Double check calculations before proceeding.

IF the current discharge rate is within 10% of the measured discharge rate,

THEN the discharge rate is acceptable.

IF the current discharge rate is greater than the measured discharge rate by more than 10%,

THEN look for possible broken or loose pipe or fitting.

IF the current rate is less than the measured discharge rate by more than 10%,

THEN look for possible clogged pipe and orifices, worn pump impeller, blocked impeller or low voltage.

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With the parameters calculated in previous sections, abnormal laboratory sample results can be diagnosed.

SECTION L: System Start-Up, Shut-Down and Septic Tank Pumping Procedures

Initial Start-up

Step L.1: Remove Eliminite® cover. Add water to pump chamber until the water level is at least 18-inches above low-level cutout float when it is in its elevated position.

Step L.2: Switch breaker at main service panel to ON to energize Eliminite® panel.

Step L.3: Turn breakers on left side of panel to ON.

Step L.4: Switch the Eliminite® pump (i.e. pump 1) toggle to HAND. The Eliminite® pump should start and begin pumping water. Listen for the sound of water flowing. If you do not hear water moving through the system, check the breakers and switches. If, after checking, water is not being pumped to the unit, refer to the Troubleshooting Section. Allow the pump to run for approximately one minute. Do not let the Eliminite® pump run dry. Switch the Eliminite® toggle OFF and turn control panel breakers OFF.

Step L.5: Turn breakers located on the left side of the panel ON. Turn toggle switch to AUTO.

Step L.6: Controller starts timer in OFF. Note time. Verify that correct duration elapses. Make certain Eliminite® pump is turned on by control panel. Once the Eliminite® pump starts, note the time again and verify run time.

Step L.7: Check for vigorous spray emitted from the Eliminite®'s spray bar.

Step L.8: Visually confirm flow into septic tank from Eliminite® denitrification return line.

Step L.9: Lift high level alarm float and verify high level alarm activation.

Step L.10: Lift drainfield/transfer pump STOP float and drainfield/transfer pump START float. Confirm drainfield/transfer pump starts and doses to drainfield/transfer.

Step L.11: Make certain Eliminite® pump activates. Push low level cutout float down as far as possible. Make certain Eliminite® pump shuts down.

Step L.12: Check setting and operation of panel current sensor .

Shut-Down

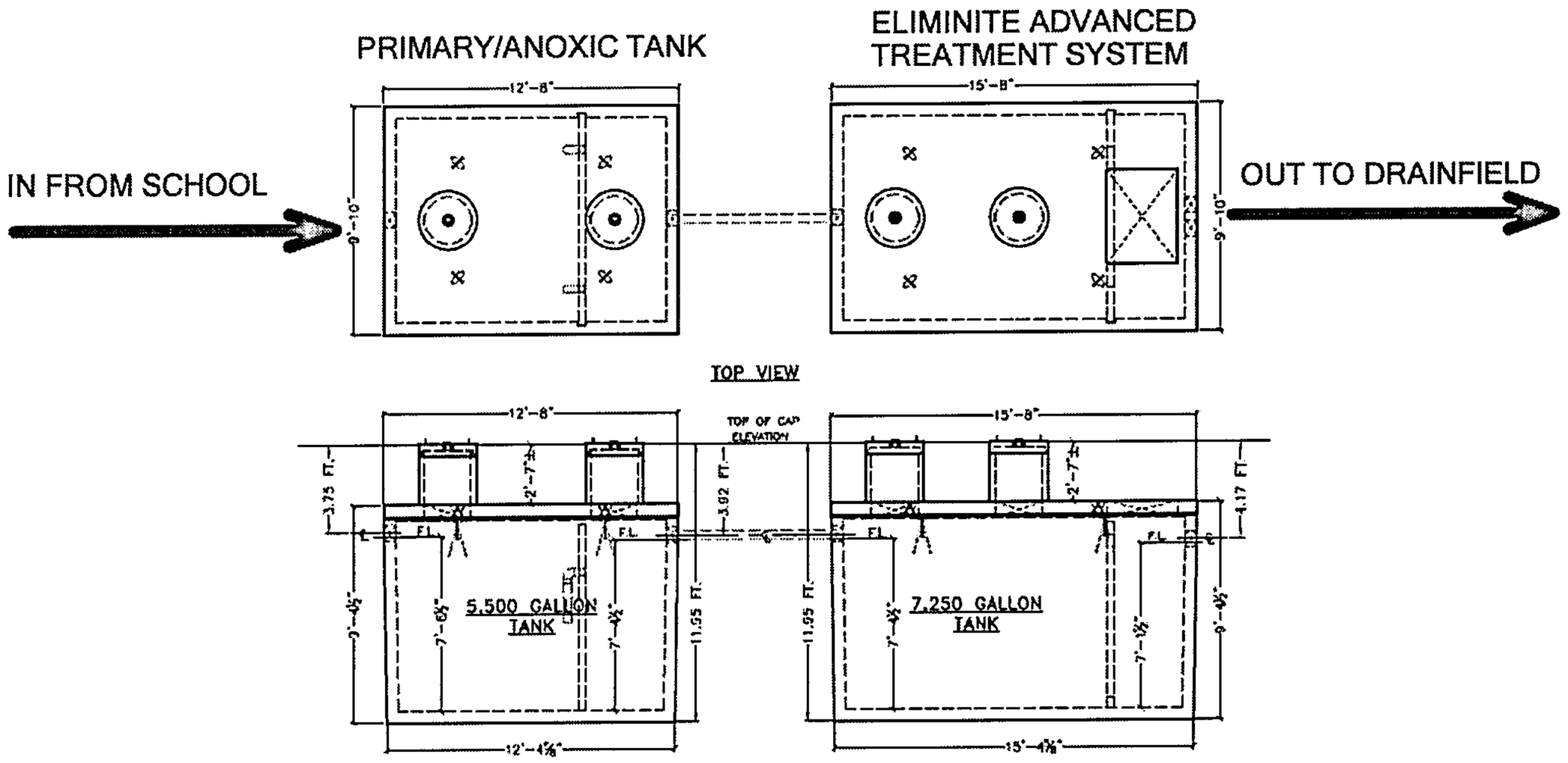
The Eliminite® system is equipped with an automatic feature allowing it to remain in a "suspended" state for extended periods of time thus, the system can remain in automatic mode with no intervention even if the facility will be unoccupied for extended durations. This automatic shut-down feature suspends all pump operation but allows occupants to immediately begin using the system without additional preparation or malfunction resulting from someone forgetting to turn the system on. There is no modification of maintenance scheduling for an inactive system. Maintenance shall proceed according to schedule.

Septic Tank Pumping

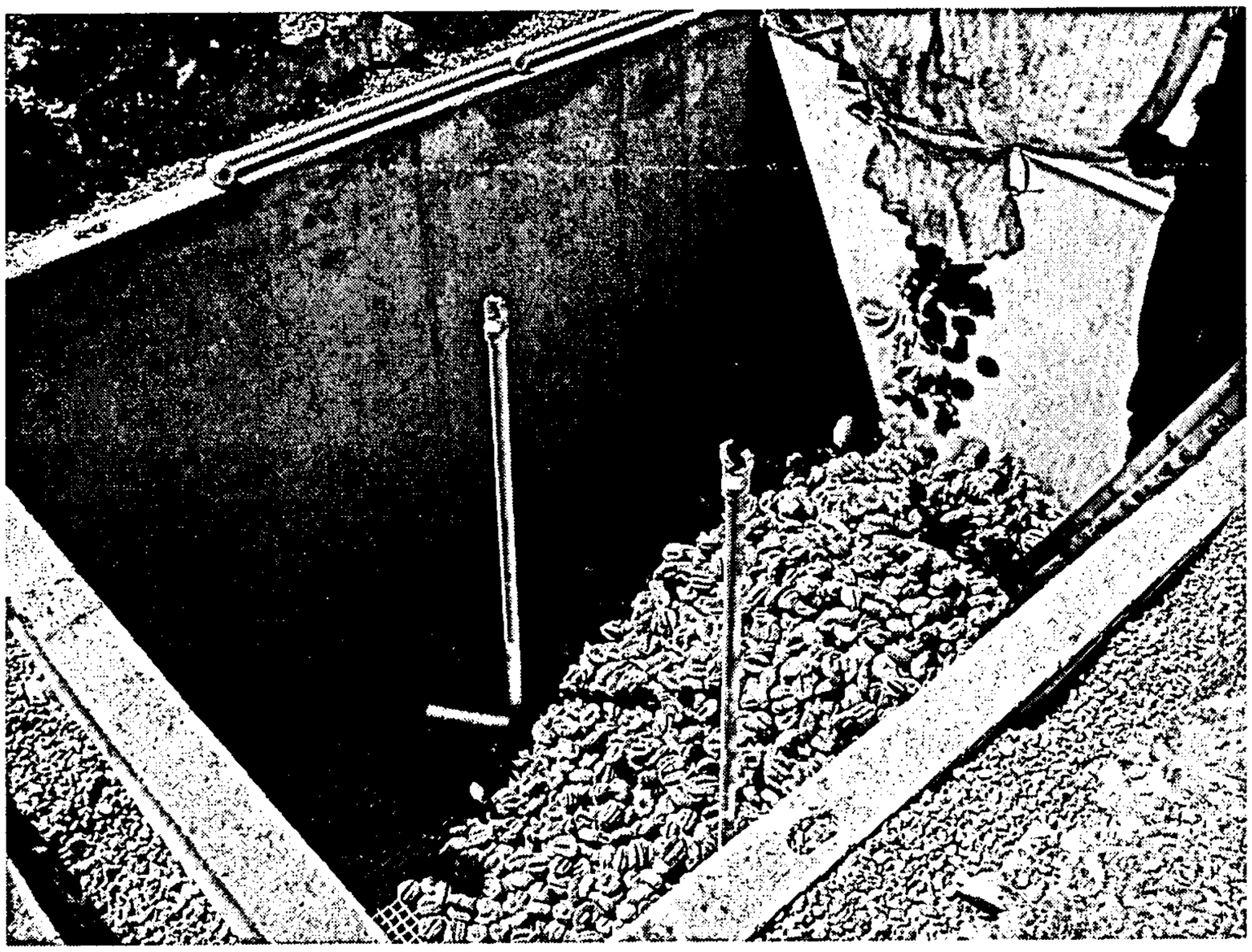
In general, regulatory agencies dictate the frequency of septic tank pumping. As the service provider it will be your responsibility to see that the septic tank is pumped in accordance with state and local requirements. Each time the septic tank is pumped, it is necessary that it be refilled with clean water to the overflow pipe so that the Eliminite® pump continues to run. If the septic tank is not refilled, the pump chamber may empty and trigger the low-level cutout. Therefore, refill the septic tank with clean water each time it is pumped. If the pump chamber was also pumped out, refill it to the OFF float switch level.

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DRAWINGS AND INSTALLATION PHOTOGRAPHS

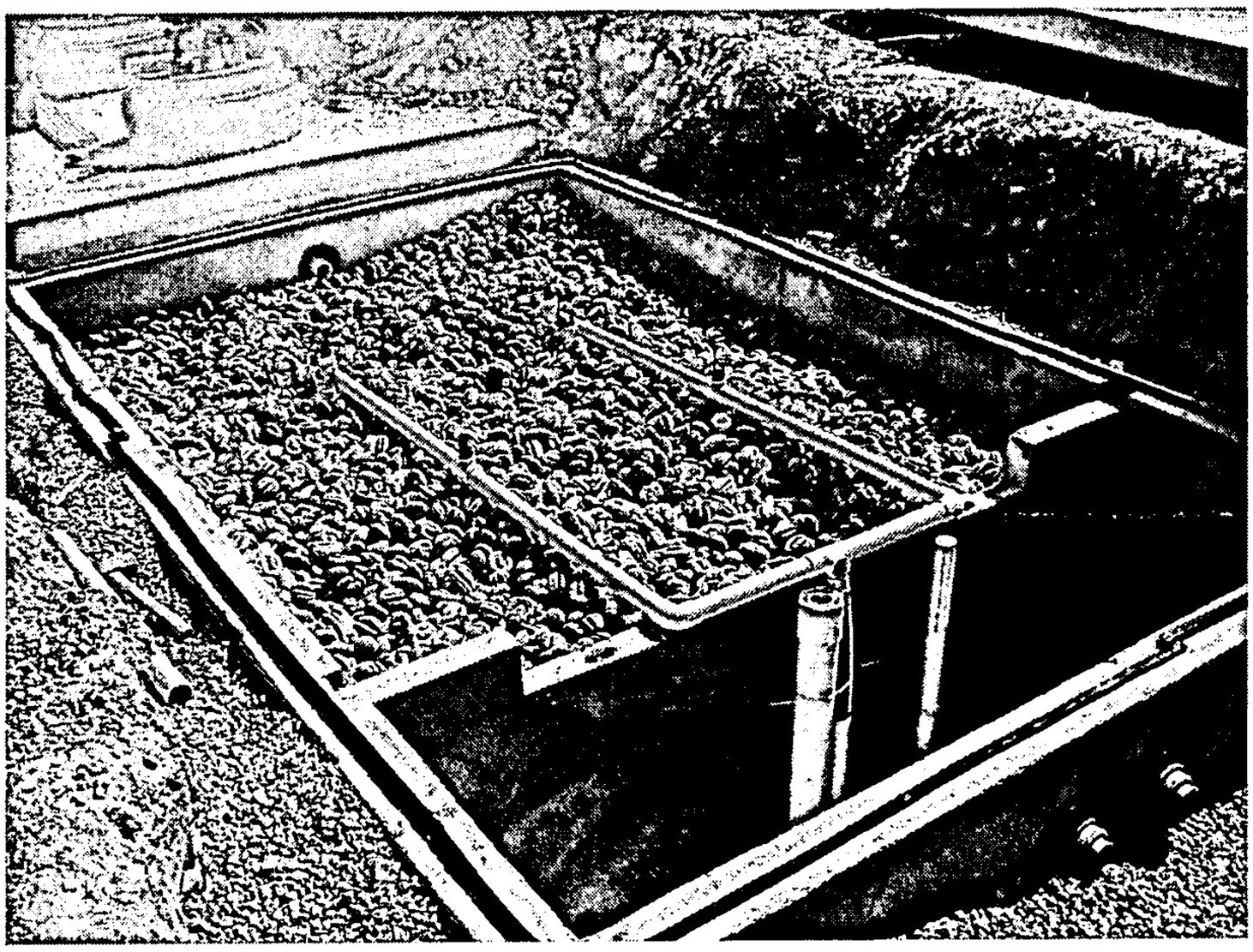


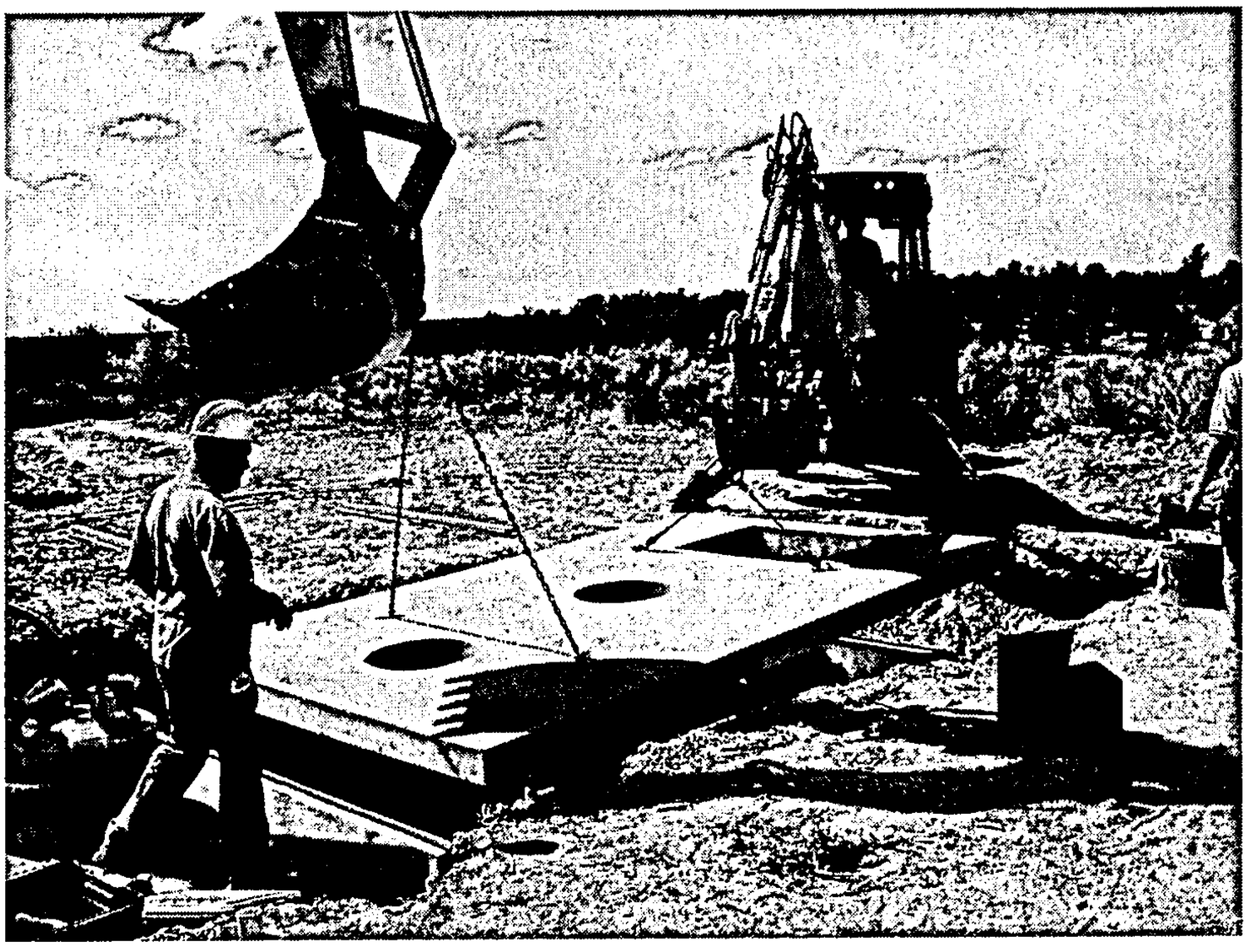
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TERMINATION AND RELEASE OF DRAINAGE COVENANT
Project No. 5327

THIS TERMINATION AND RELEASE OF DRAINAGE COVENANT is made and entered into as of _____, 2012, by the City of Albuquerque, (the "City").

WHEREAS, **Seven Bar Partners**, a New Mexico Corporation, as Grantor, entered into a Drainage Covenant dated **May 8, 1996**, ("Covenant"), with the City as Grantee, which Covenant was recorded **June 3, 1996**, in the office of the County Clerk of Bernalillo County, State of New Mexico, in Book **96-15**, Pages **5233** thru **5236**; as Document No. **96061652**; and

WHEREAS, the City has determined that the Covenant is no longer required.

THEREFORE, City terminates the Covenant and hereby releases and discharges the Property described in the grant of Covenant:

IN WITNESS WHEREOF, the undersigned has executed this Termination and Release of Drainage Covenant as of the day and year first above written.

CITY OF ALBUQUERQUE
a municipal corporation

By: _____
Richard Dourte, City Engineer Date

9-21-2012

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

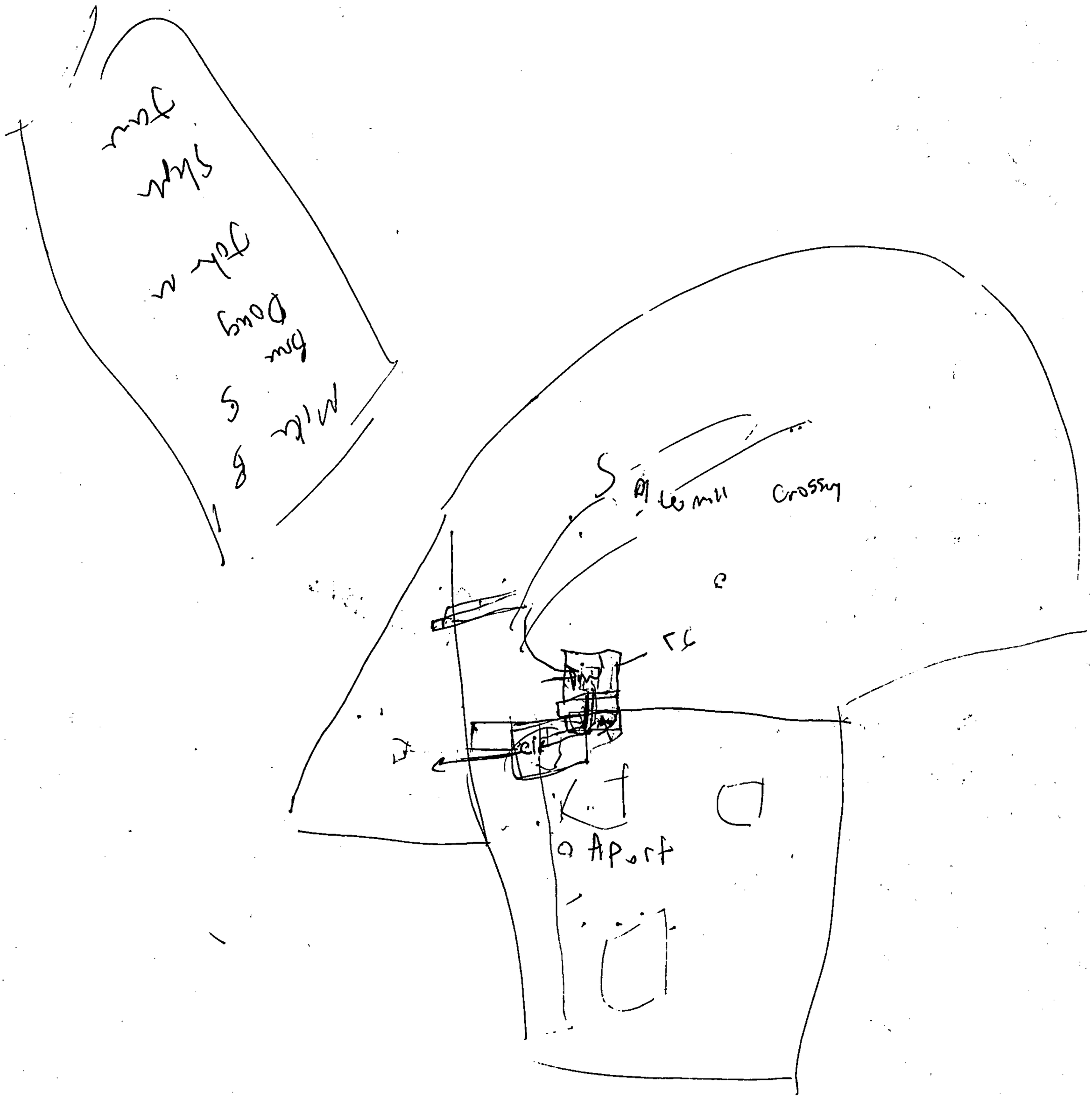
This instrument was acknowledged before me on _____, 2012, by Richard Dourte, City Engineer of the City of Albuquerque, a New Mexico municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

A timesheet for Thurs



Cherne, Curtis

From: Cherne, Curtis

Sent: Thursday, August 29, 2013 4:37 PM

To: Biazar, Shahab; Olson, Greg; Sims, Timothy E.

Subject: sawmill pond and bldg permits

I just got off the phone with a Jason who is owner/builder of buildings to the east of the Sawmill pond. Seems someone told Mike Balaskovits that Hydrology wouldn't approve building permits until the pond was fixed. That wouldn't go well for me.

They are actively seeking bids to fix the pond and should start work in 45 days. I told him we would process Building Permits in Sawmill as normal.

Curtis

8-29-13

Spoke w/ Jason ? of pacific corp ?

who is owner/builder of bldgs on east side

of Sawmill pond.

I told him we would process

Building permits as normal in Sawmill and

NOT "hold" them until pond is fixed.

~~They~~ Sawmill Land Trust is actively

seeking bids to fix the pond and

should R start work in 45 days.

Cute acher

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 10-5-04
CONFERENCE RECAP

ZONE ATLAS PAGE NO: H13
DRAINAGE FILE: H13D057 H13D025A
ZONING: _____
DRB:
SUBJECT: _____
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: Sawmill Village

APPROVAL REQUESTED:

ATTENDANCE: Doug Hughes, Bruce Stidworthy, Mike Balaskovitz, Curtis Cherne

FINDINGS:

Sawmill Village will accept 1 or 2 cfs for storms greater than the 100 yr - 6 hr storm along the north edge and the north east corner of Sawmill village (1 cfs at each pt)

Engineer Certification of Sawmill Village to include acceptance of offsite flows mentioned above.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED:
NAME (PRINT): Doug Hughes
Bruce Stidworthy

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

CITY OF ALBUQUERQUE

May 31, 2006

Mr. James R. Topmiller, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE – Courtyard I
Albuquerque, NM 87109

Re: SAWMILL LOFTS SITE
1801 19th Street NW
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/07/2005 (H-13/D25)
Certification dated 05/31/2006

Dear James:

Based upon the information provided in your submittal received 05/31/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon completion of the deficiencies listed in your Drainage Certification, please resubmit an updated certification for Permanent C.O.

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

Sincerely,

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

C: C.O. Clerk
Mike Balaskovits
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: Sawmill Lofts Site ZONE MAP/DRG. FILE # H13/D25
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Arbolera De Vida Unit 2 (A replat of Lot C and Lot B-1-A-1 of Duke City Lumber Company

CITY ADDRESS: 1801 19th Street, Albuqueruqe, NM

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Community Land Trust CONTACT: Ken Balizer
ADDRESS: 904 19th Street NW PHONE: 764-0359
CITY, STATE: Albuqeuerque, NM ZIP CODE: 87104

ARCHITECT: DPS CONTACT: Dory Wegrzyn
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ARCHITECTS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
MAY 31 2006
HYDROLOGY SECTION

DATE SUBMITTED: 5/31/06 BY: James R. Topmiller

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

FILE 050073 - GRADE & DRAINAGE

REC'D APR 11 2005

April 8, 2005

Bruce J. Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

Re: Sawmill Lofts Site, 1801 19th Street - Grading and Drainage Plan Engineer's Stamp dated 4-7-05 (H13 – D25)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 2-24-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology and prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

Also, this project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: Chuck Caruso, DMD
file

RECEIVED
MAY 31 2006
HYDROLOGY SECTION

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan ▲ Huston INC.

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: Arlene Portillo
City of Albuquerque - Hydrology
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Michael Balaskovits, E.I.

Date: May 31, 2006

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

Phone: 924-3986

Job No.: 050073

Job Name: Sawmill Lofts site

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Drainage Info Sheet
1	1 sheet	Approved grading plan engineer stamp dated 4-7-05
1	1	COA Building Permit approval letter dated 4-8-05

COMMENTS / INSTRUCTIONS

RECEIVED
MAY 31 2006
HYDROLOGY SECTION

REC'D BY: Sandy Handley *DATE:* 05/31/06 *TIME:* 10:35

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲