

CITY OF ALBUQUERQUE



February 24, 2009

Thomas D. Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 8787108

Re: Quality Plumbing and Heating Inc., 2600 Phoenix NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 9/24/08 (H15/D061)
Certification dated 2-23-09 **H16 / D130A1**

Dear Mr. Johnston,

PO Box 1293

Based upon the information provided in your submittal received 2-23-09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

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

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: QUALITY PLUMBING AND HEATING INC. ZONE MAP: H16/D138A1
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT I-D, BRUNACINI INDUSTRIAL PARK UNIT III
CITY ADDRESS: 2600 PHOENIX AVENUE NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 266-7256
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

OWNER: QUALITY PLUMBING & HEATING INC. CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: LEVI J. VALDEZ CONTACT: LEVI VALDEZ
ADDRESS: 1428 LAFAYETTE NE PHONE: 450-5800
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106

SURVEYOR: WAYDON SURVEYING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 255-2052
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: QUALITY PLUMBING & HEATING CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVENUE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

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:

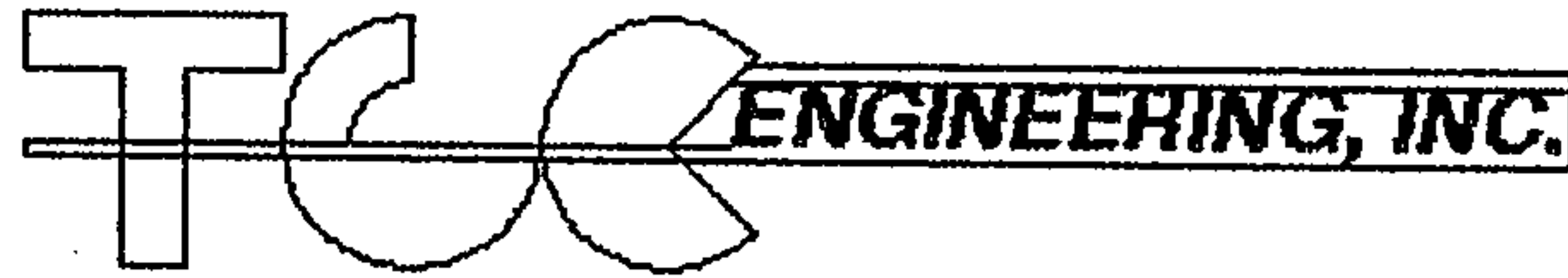
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2.23.09

BY: THOMAS D. JOHNSTON

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.



330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING@aol.com

February 23, 2009

Subject: Final Grading and Drainage Certification, Quality Plumbing and Heating, COA Project: H16-D138A1
To: City of Albuquerque Hydrology
From: Thomas D. Johnston, PE

City of Albuquerque Design Review Committee
600 2nd Street NW
Plaza Del Sol Building
Albuquerque, NM 87102

Greetings:

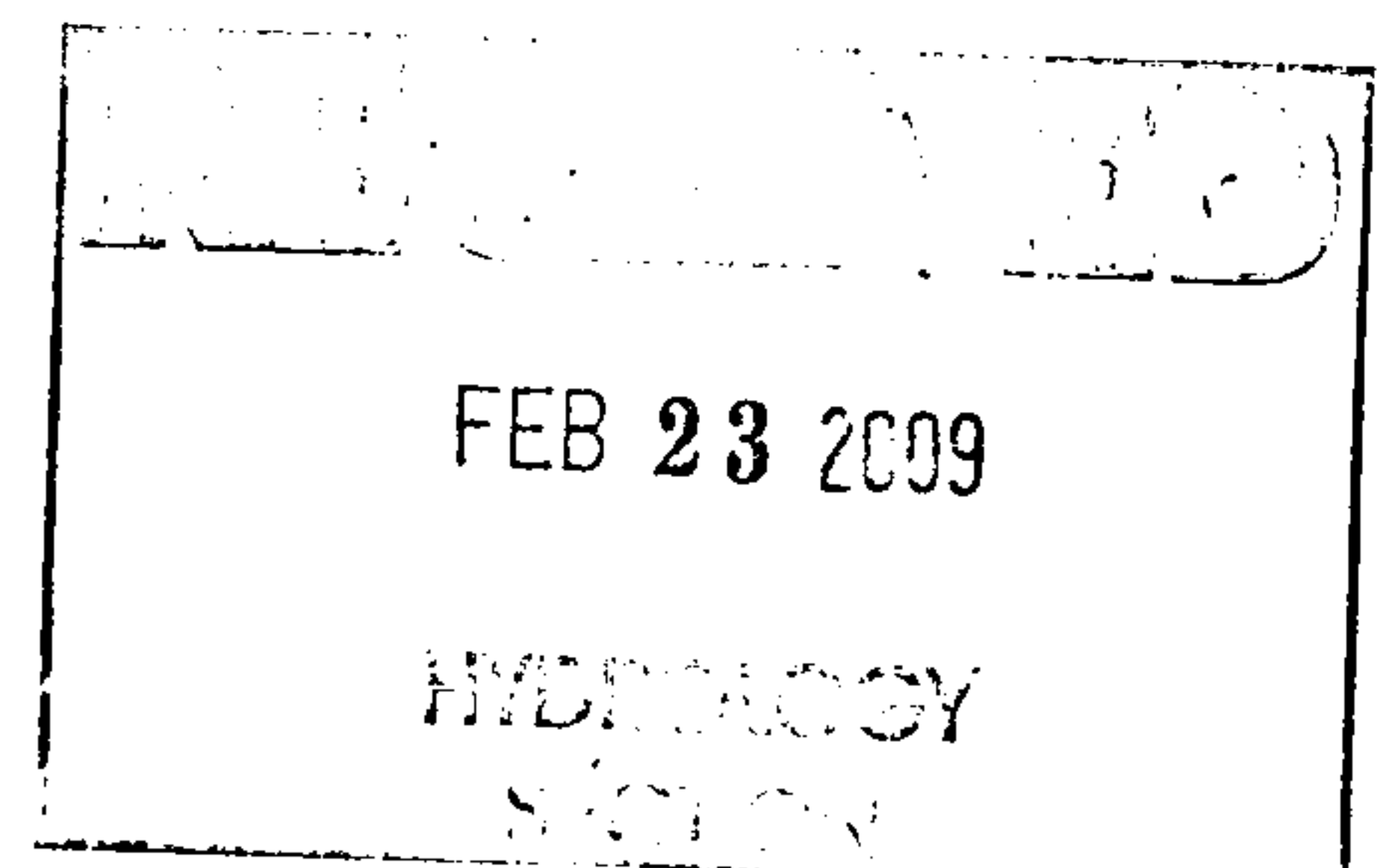
I have re-inspected the Quality Plumbing and Heating site at 2600 Phoenix Avenue, NE on February 20, 2009. The drop inlet within the 10 foot private drainage easement has been installed per the SO-19 requirements. Dwayne Smith of the City was the inspector on the project. The client has chosen to install a drop inlet and underground 8" PVC pipe in lieu of surface drainage to the drop inlet. Since the capacity of the drop inlet and pipe exceed the generated flows on site, I am accepting this change as an acceptable alternative. All of the piping falls within the existing 10 foot private drainage easement. I am resubmitting the Grading and Drainage certification and request for permanent Certificate of Occupancy.

If you have any questions, please feel free to contact me at 505-266-7256.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, PE/PS, Principal
TGC Engineering Inc.



CITY OF ALBUQUERQUE



February 20, 2009

Thomas Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 87108

Re: Certification Submittal for Certificate of Occupancy for
Quality Plumbing & Heating Inc., 2600 Phoenix Ave NE
Engineer's Stamp dated 9-24-08 (H16-D138A1)
Certification dated 02-17-09

Dear Mr. Johnston,

Based upon the information provided in your submittal received 2-17-09, the
above referenced certification is approved for release of permanent Certificate of
Occupancy by Transportation Development.

PO Box 1293

If you have any questions, you can contact me at 924-3991.

Albuquerque

Sincerely,

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

NM 87103

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: QUALITY PLUMBING AND HEATING INC. ZONE MAP: H 16/D138A1
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT I-D, BRUNACINI INDUSTRIAL PARK UNIT III
CITY ADDRESS: 2600 PHOENIX AVENUE NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 266-7256
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

OWNER: QUALITY PLUMBING & HEATING INC. CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: LEVI J. VALDEZ CONTACT: LEVI VALDEZ
ADDRESS: 1428 LAFAYETTE NE PHONE: 450-5800
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106

SURVEYOR: WAYDOW SURVEYING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 255-2052
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: QUALITY PLUMBING & HEATING CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVENUE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

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: 2.17.09

FEB 17 2009

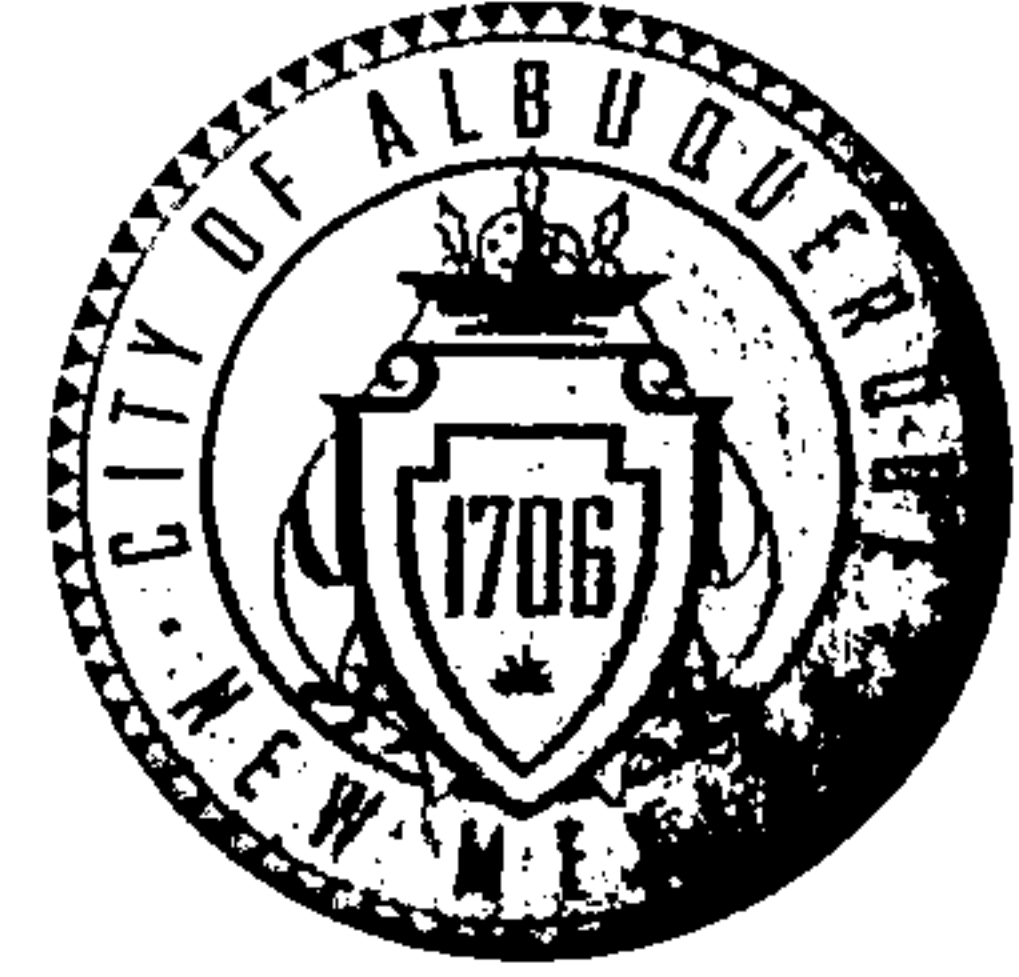
HYDROLOGY

BY: THOMAS D. JOHNSTON

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**

February 12, 2009

Thomas Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 87108

Re: Certification Submittal for Certificate of Occupancy for
Quality Plumbing & Heating Inc., 2600 Phoenix Ave NE
Engineer's Stamp dated 9-24-08 (H16-D138A1)
Certification dated 02-11-09

Dear Mr. Johnston,

The Letter of Certification submitted on 02-11-09 is not sufficient for acceptance by this office for Certificate of Occupancy (C.O.). The following items need to be addressed:

- The location of all fencing must be clearly shown on the plan.
- The certification must verify substantial compliance of the **traffic** aspects of the project. A sample certification is attached.

If you have any questions, please contact me at 505-924-3991.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



February 5, 2009

Thomas D. Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 8787108

**Re: Quality Plumbing and Heating, 2600 Phoenix Ave. NE,
Approval of 90-Day Certificate of Occupancy (C.O.)
Engineer's Stamp dated 9/24/08 (H-16/D138A1)
Certification dated 1-26-09**

Dear Mr. Johnston,

PO Box 1293

Based upon the information provided in your submittal received 1-26-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

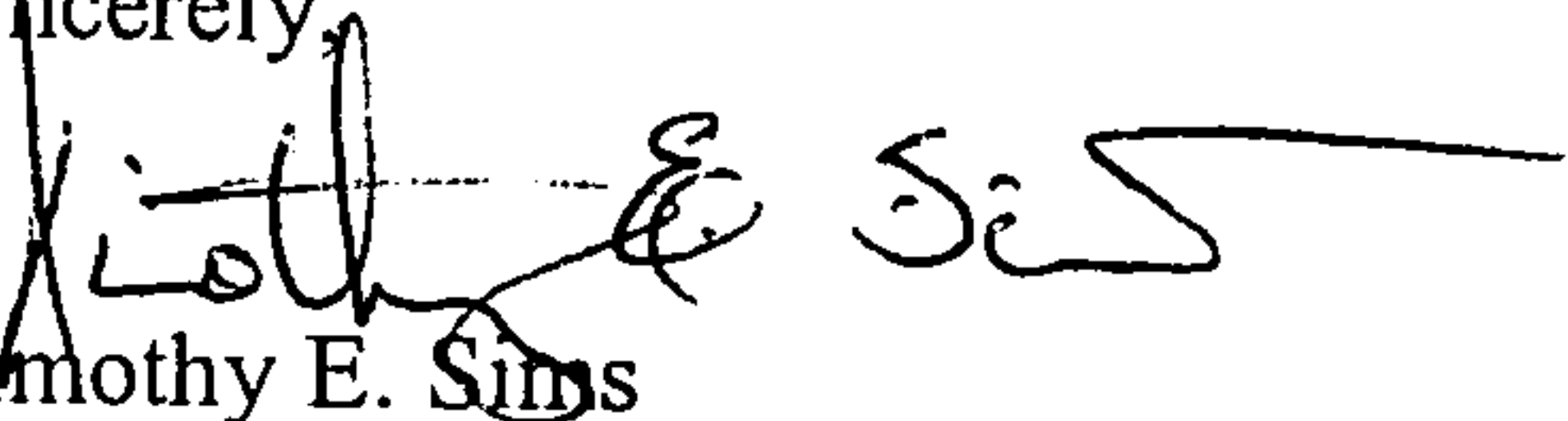
Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

Sincerely,

www.cabq.gov


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

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: QUALITY PLUMBING AND HEATING INC. ZONE MAP: H16/D138A1
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT I-D, BRUNACINI INDUSTRIAL PARK UNIT III
CITY ADDRESS: 2600 PHOENIX AVENUE NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 266-7256
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

OWNER: QUALITY PLUMBING & HEATING INC. CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: LEVI J. VALDEZ CONTACT: LEVI VALDEZ
ADDRESS: 1428 LAFAYETTE NE PHONE: 450-5800
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106

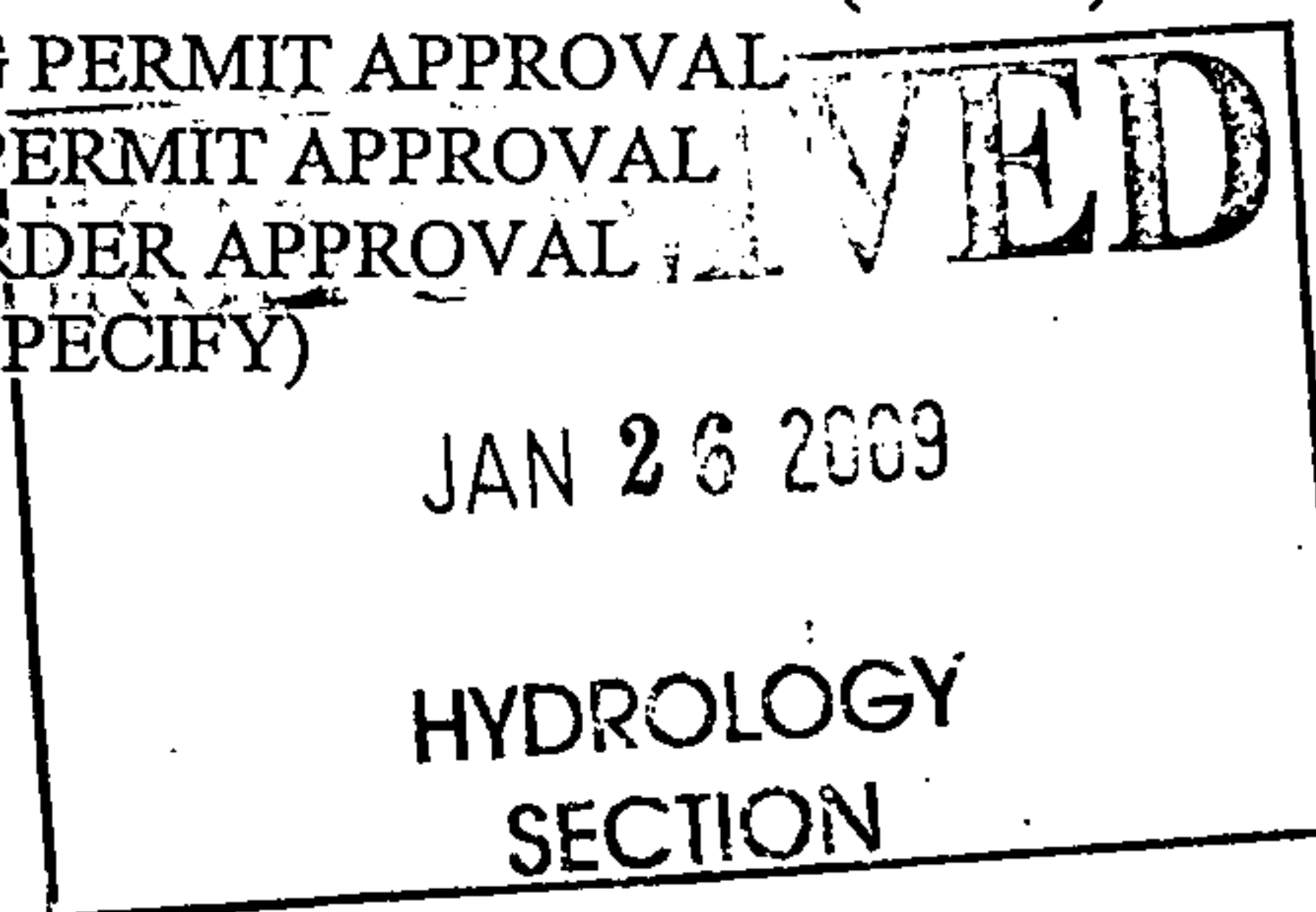
SURVEYOR: WAYDONN SURVEYING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 255-2092
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: QUALITY PLUMBING & HEATING CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVENUE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input checked="" type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

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

DATE SUBMITTED: 1.26.09 BY: THOMAS D. JOHNSTON



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**

January 30, 2009

Thomas Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 87108

Re: Certification Submittal for Certificate of Occupancy for
Quality Plumbing & Heating Inc., 2600 Phoenix Ave NE
Engineer's Stamp dated 9-24-08 (H16-D138A1)
Certification dated 01-26-09

Dear Mr. Johnston,

The Letter of Certification submitted on 01-29-09 is not sufficient for acceptance by this office for Certificate of Occupancy (C.O.). The following items need to be addressed:

- Based upon a recent site visit (01-29-09), it has been determined that this site was not built according to the approved traffic circulation layout. The approved plan did not show any fencing along the Phoenix frontage, nor did it show a gate of any kind.
- The new curb cut off of Phoenix Avenue does not appear to have the required ADA accessible pathway (3 feet wide at a maximum 2% cross slope).

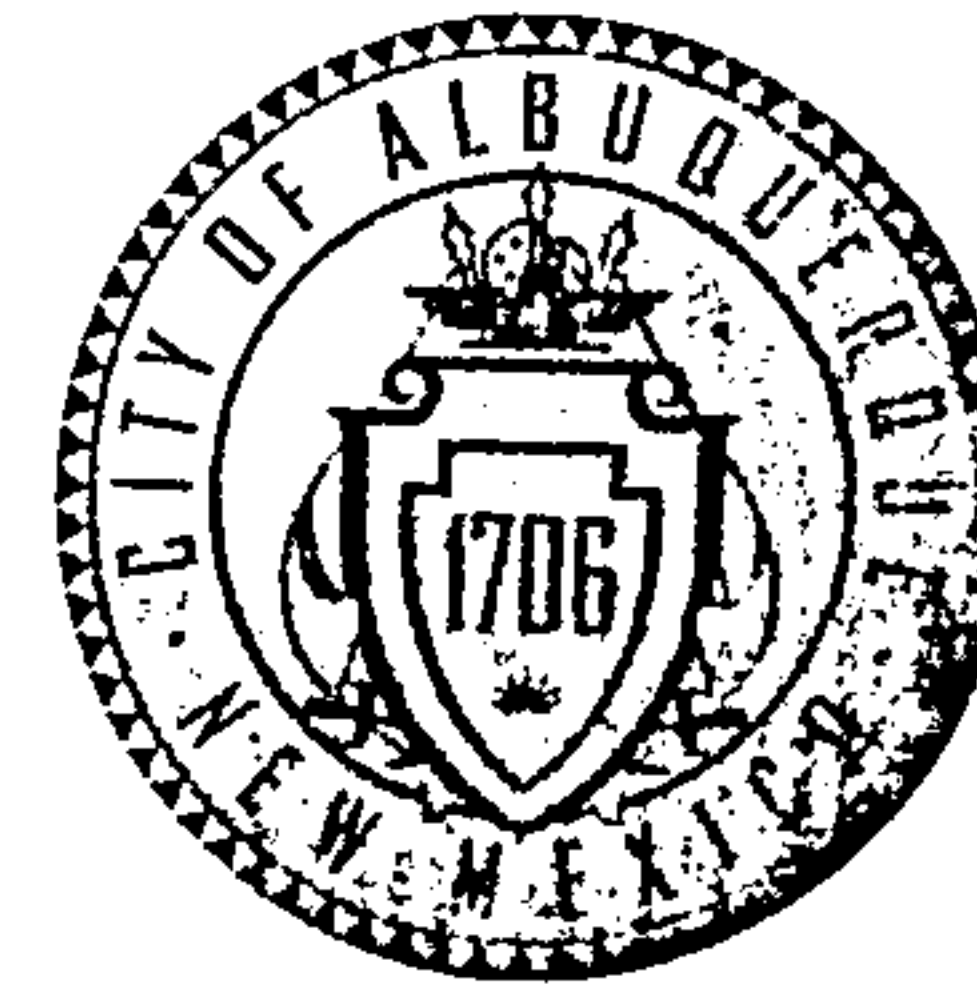
If you have any questions, please contact me at 505-924-3991.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



September 25, 2008

Thomas D. Johnston, P.E.
TGC Engineering Inc.
330 Louisiana Blvd NE
Albuquerque, NM 87108

**Re: Quality Plumbing and Heating, Inc. Grading and Drainage Plan
Engineer's Stamp dated 9-24-08 (H16/D138A1)**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 9-25-08, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

PO Box 1293

Prior to Certificate of Occupancy release:

Albuquerque

- The water block in the drive entrance is required to be built across the entire entrance, curb to curb. Indicate this on the Certification.
- Engineer Certification per the DPM checklist will be required

NM 87103

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

www.cabq.gov

C: file

✓ Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: QUALITY PLUMBING AND HEATING INC. ZONE MAP: H 16/D138A1
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT I-D, BRUNACINI INDUSTRIAL PARK UNIT III
CITY ADDRESS: 2600 PHOENIX AVENUE NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 266-7256
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

OWNER: QUALITY PLUMBING & HEATING INC. CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: LEVI J. VALDEZ CONTACT: LEVI VALDEZ
ADDRESS: 1428 LAFAYETTE NE PHONE: 450-5800
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106

SURVEYOR: WAYDON SURVEYING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 255-2052
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: QUALITY PLUMBING & HEATING CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVENUE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

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) 3019

WAS A PRE-DESIGN CONFERENCE ATTENDED:

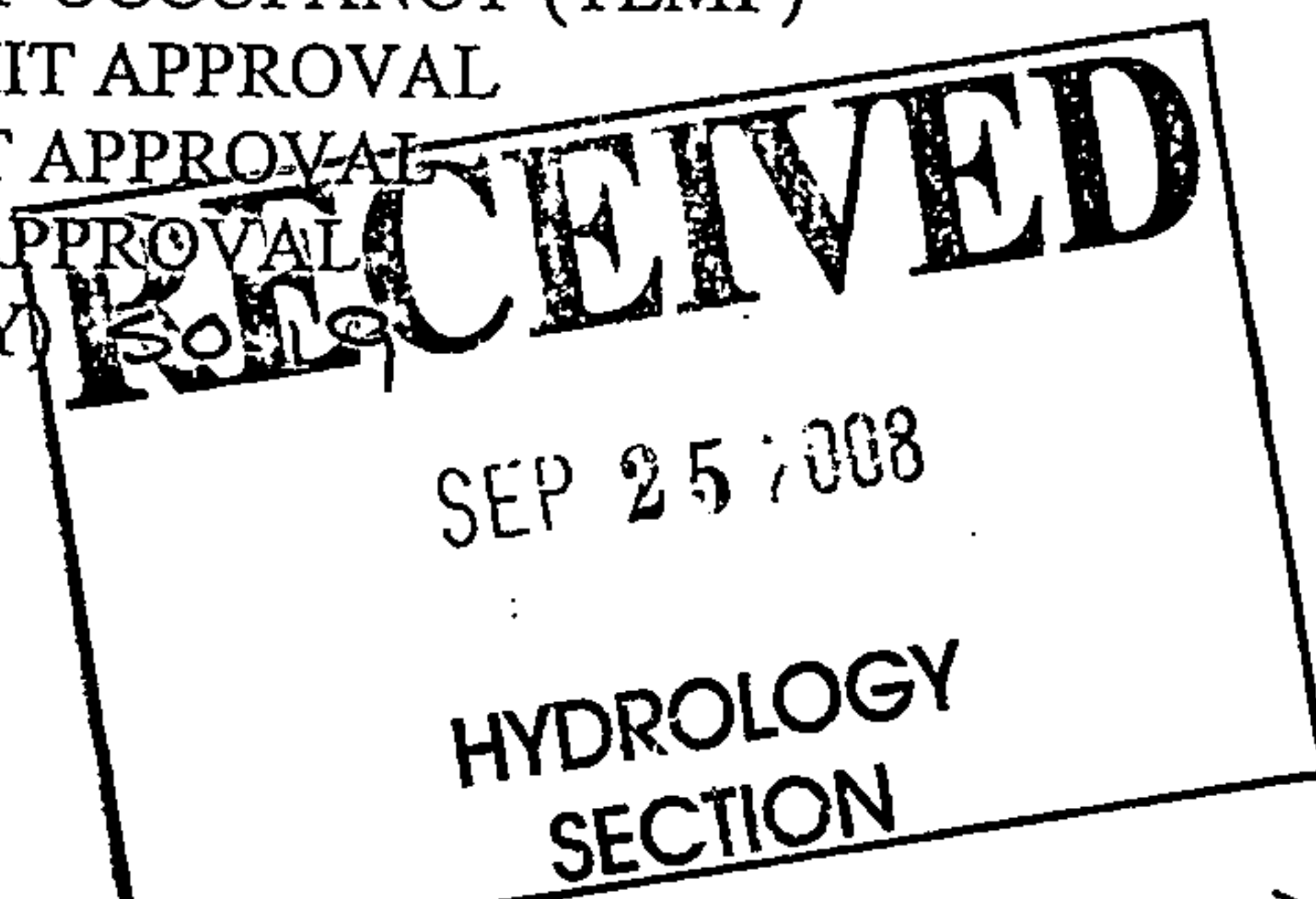
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

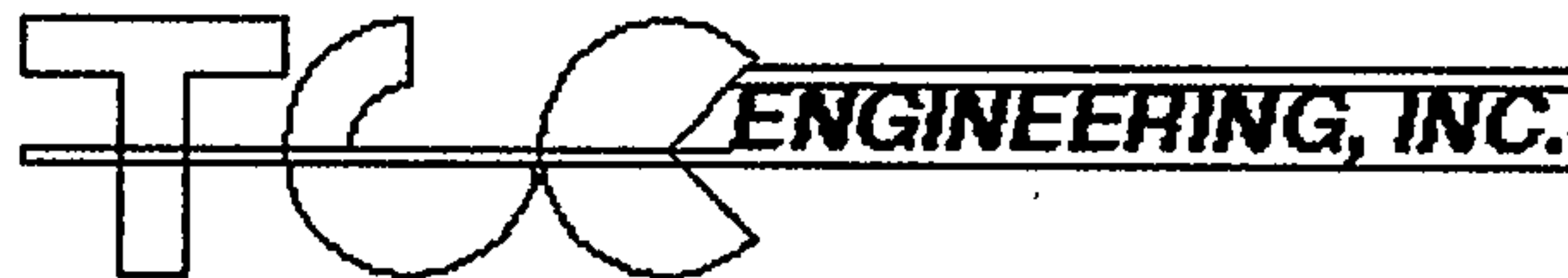
DATE SUBMITTED: 9.24.2008

BY: THOMAS D. JOHNSTON

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com

September 24, 2008

Quality Plumbing and Heating, 2600 Phoenix Ave, NE, H16/D138A1

Curtis Cherne, PE
City of Albuquerque Hydrology
600 2nd Street NW
Plaza Del Sol Building
Albuquerque, NM 87102

Dear Curtis:

I have received your comments regarding the above referenced project. I have addressed the following:

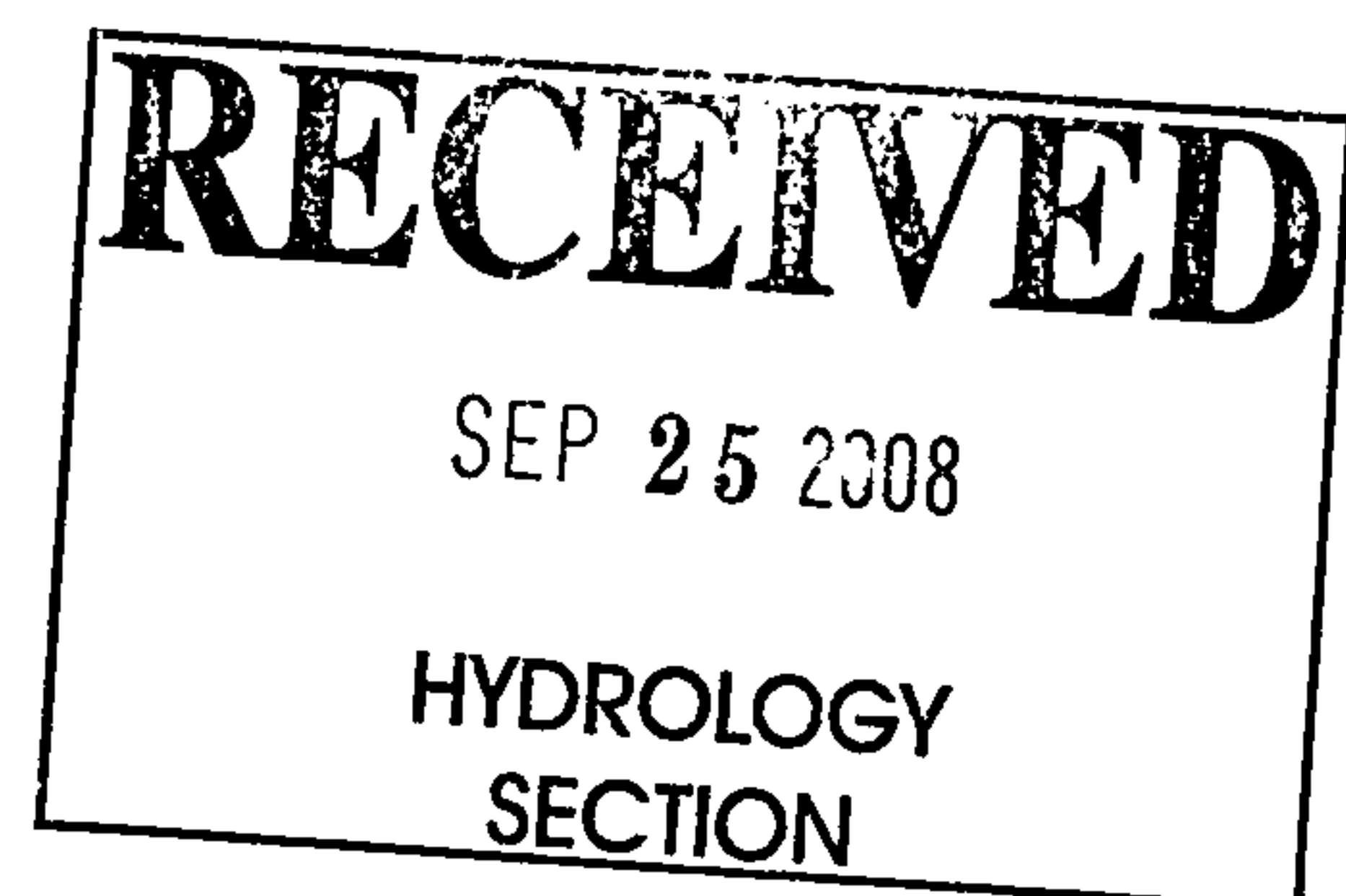
- To avoid discharge into Phoenix, I have provided a 0.5 foot water block at the driveway entrance. *all the way*
- Detail "A" should have indicated 8" pipe throughout. That has been corrected.
- The Notice to Contractors notes have been revised per your attachment.
- The roof drainage on the east side of the building has been redirected onto the southerly parking area. Additionally, a curb cut has been provided north of the trash bin enclosure to allow water that gathers in the landscape area to discharge into the northerly parking area and out into the private drainage easement. The east side adjacent to the building will still retain a small amount of water, but that area is landscaping only and it should be able to infiltrate sufficiently.

If you have any questions, please feel free to contact me at 505-266-7256.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, PE
Project Engineer
TGC Engineering, Inc.
Attachments



CITY OF ALBUQUERQUE



September 26, 2008

Thomas D. Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 8787108

Re: Quality Plumbing & Heating, 2600 Phoenix Ave. NE, Traffic Circulation Layout }
Engineer's Stamp dated 9-24-08 (H16-D138A1)

Dear Mr. Johnston,

The TCL submittal received 9-25-08 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

NM 87103

www.cabq.gov

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: QUALITY PLUMBING AND HEATING INC. ZONE MAP: H 16/D 138A 1
DRB#: 1006939 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT I-D, BRUNACINI INDUSTRIAL PARK UNIT III
CITY ADDRESS: 2600 PHOENIX AVENUE NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 266-7256
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

OWNER: QUALITY PLUMBING & HEATING INC. CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: LEVI J. VALDEZ CONTACT: LEVI VALDEZ
ADDRESS: 1428 LAFAYETTE NE PHONE: 450-5800
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106

SURVEYOR: WAYDON SURVEYING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 255-2052
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: QUALITY PLUMBING & HEATING CONTACT: PAUL MARUJO
ADDRESS: 2230 PHOENIX AVENUE NE SUITE C PHONE: 881-0708
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

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) _____

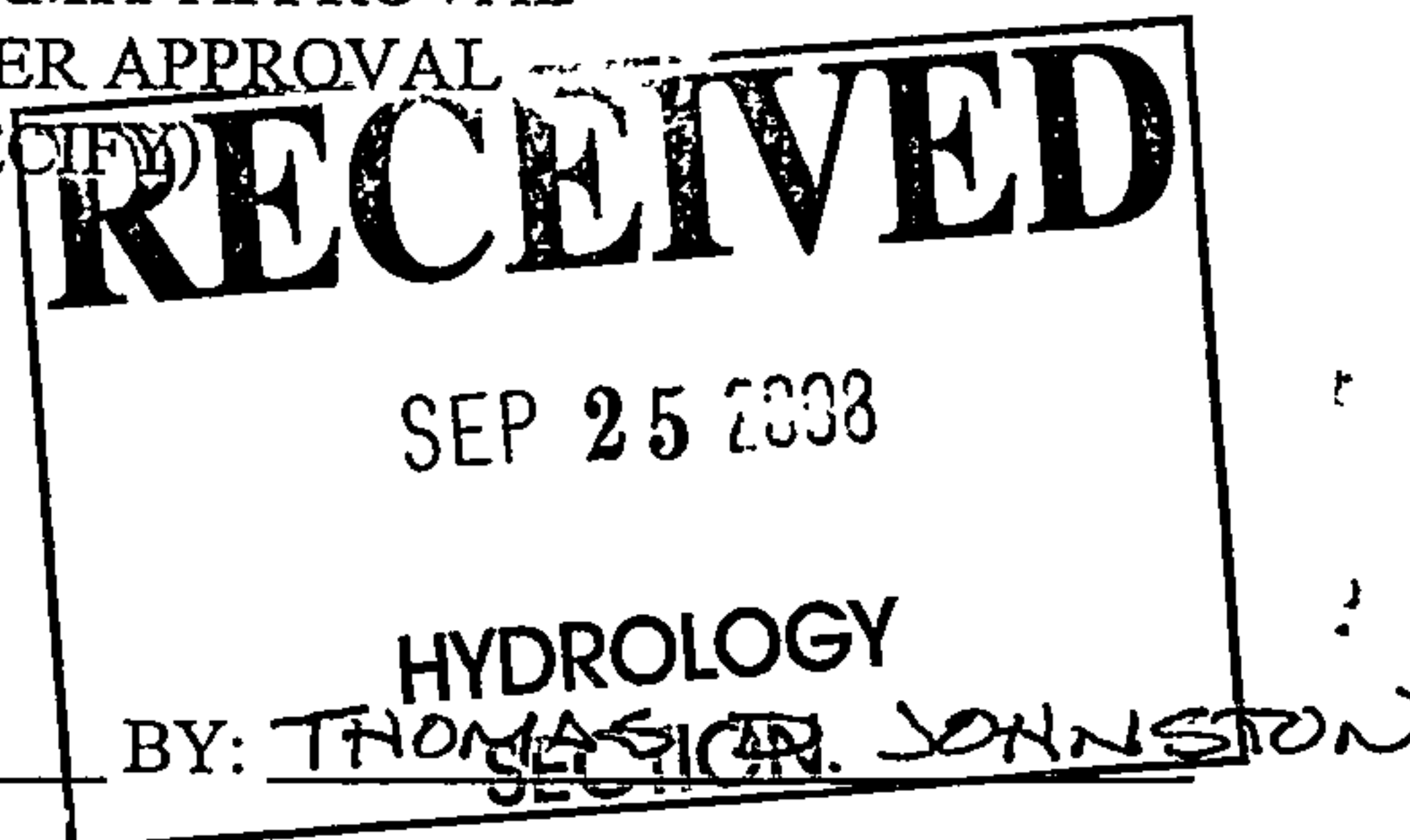
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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:

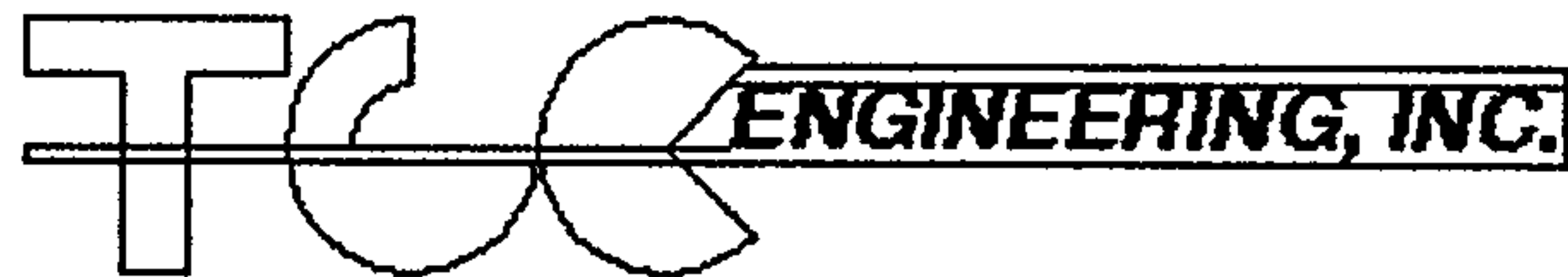
- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 9.24.2008



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.



330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com

September 24, 2008

Quality Plumbing and Heating, 2600 Phoenix Ave, NE, H16/D138A1

Kristal Metro, PE
City of Albuquerque Hydrology
600 2nd Street NW
Plaza Del Sol Building
Albuquerque, NM 87102

Dear Kristal:

I have received your comments regarding the above referenced project. I have addressed the following:

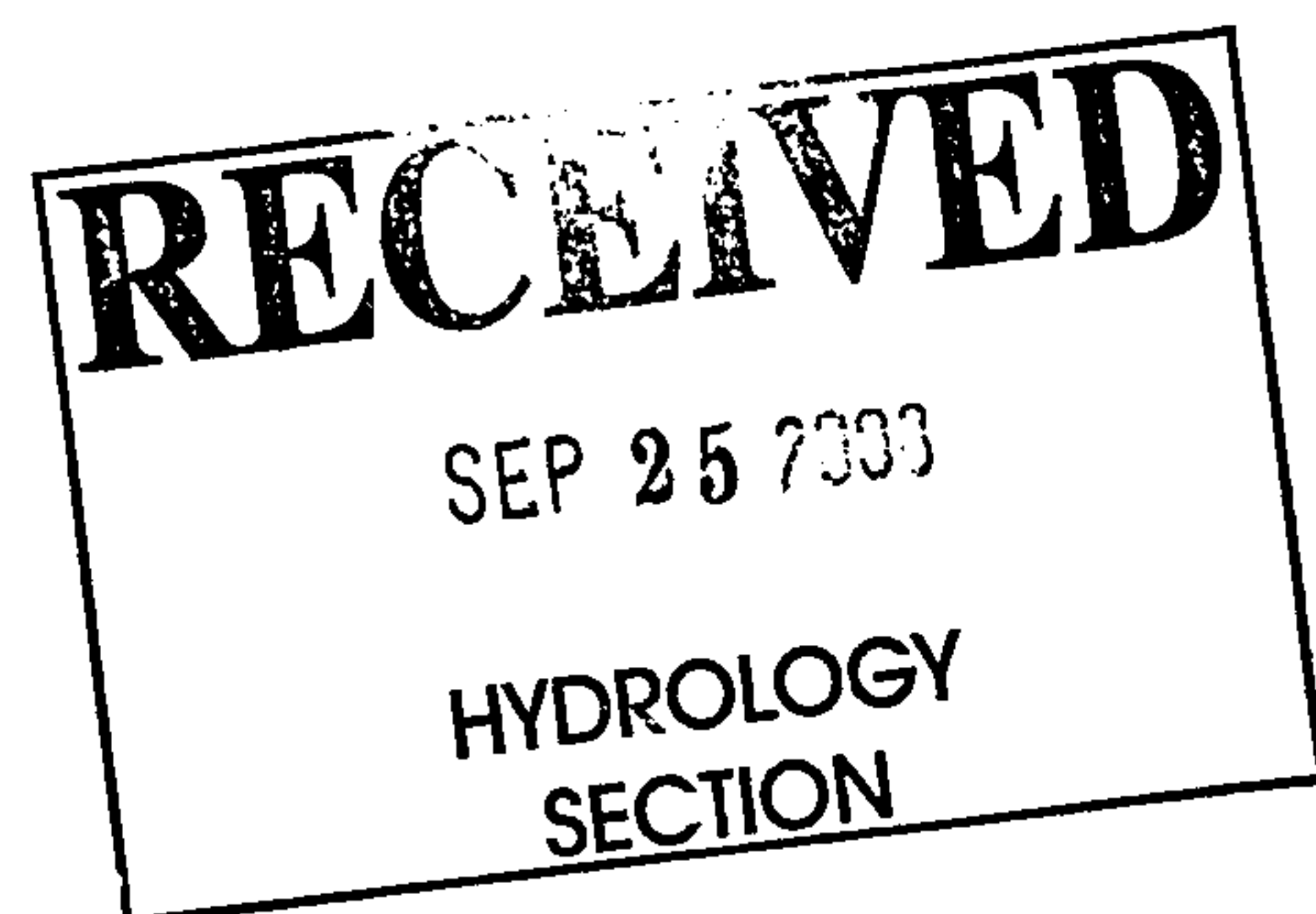
1. A copy of the recorded plat is enclosed.
2. A 6 foot wide ADA accessible pedestrian pathway has been included east of and adjacent to the handicapped parking on the north side of the site. This 6 foot pathway will connect to the proposed asphalt paving and is striped to the northerly doorway.
3. There are no wheelchair ramps; the 4'x4' landings for the entrances are flush with the asphalt and transition to be flush with the finished floor of the building. The landings have a slope of 1:12 with no cross slope. I have revised the note to include "ADA Accessible" to reflect that.

If you have any questions, please feel free to contact me at 505-266-7256.

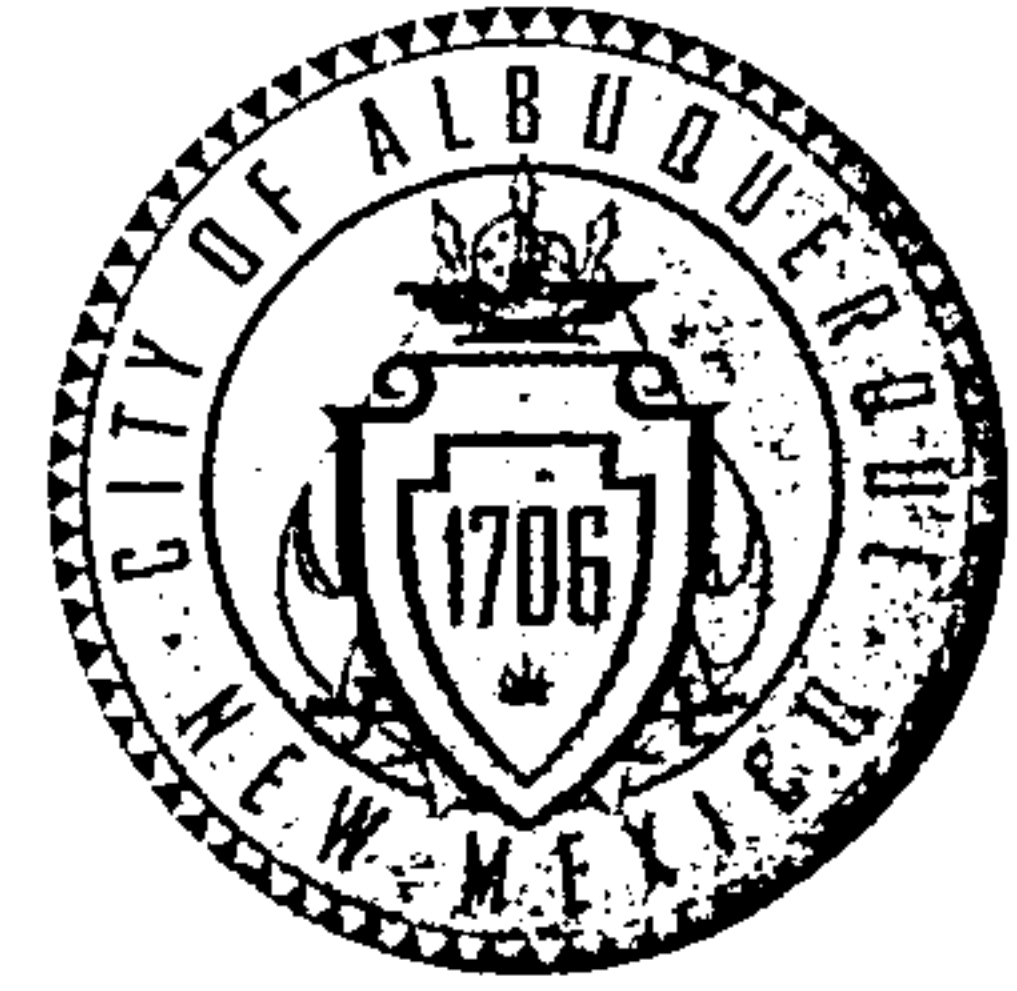
Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', with a long horizontal line extending to the right.

Thomas Johnston, PE
Project Engineer
TGC Engineering, Inc.
Attachments



CITY OF ALBUQUERQUE



Fax

255 2007

2 shots

September 19, 2008

Thomas D. Johnston, P.E.
TGC Engineering Inc.
330 Louisiana Blvd NE
Albuquerque, NM 87108

**Re: Quality Plumbing and Heating, Inc. Grading and Drainage Plan
Engineer's Stamp dated 9-2-08 (H16/D138A1)**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 9-9-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- It appears that flows from the roof and lot east of the ridge will flow into Phoenix Ave. Per the MDP, these flows are to go into the inlet in the drainage easement.
- Detail "A" shows an 8 inch and a 12 inch pipe for the same pipe.
- The "Notice to Contractors" notes are incorrect. I've included the correct notes. Provide two copies of plans when an SO 19 is required. One copy goes to our inspector.
- For information, it looks like the area east of the building will pond a little.

PO Box 1293

Albuquerque

NM 87103

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

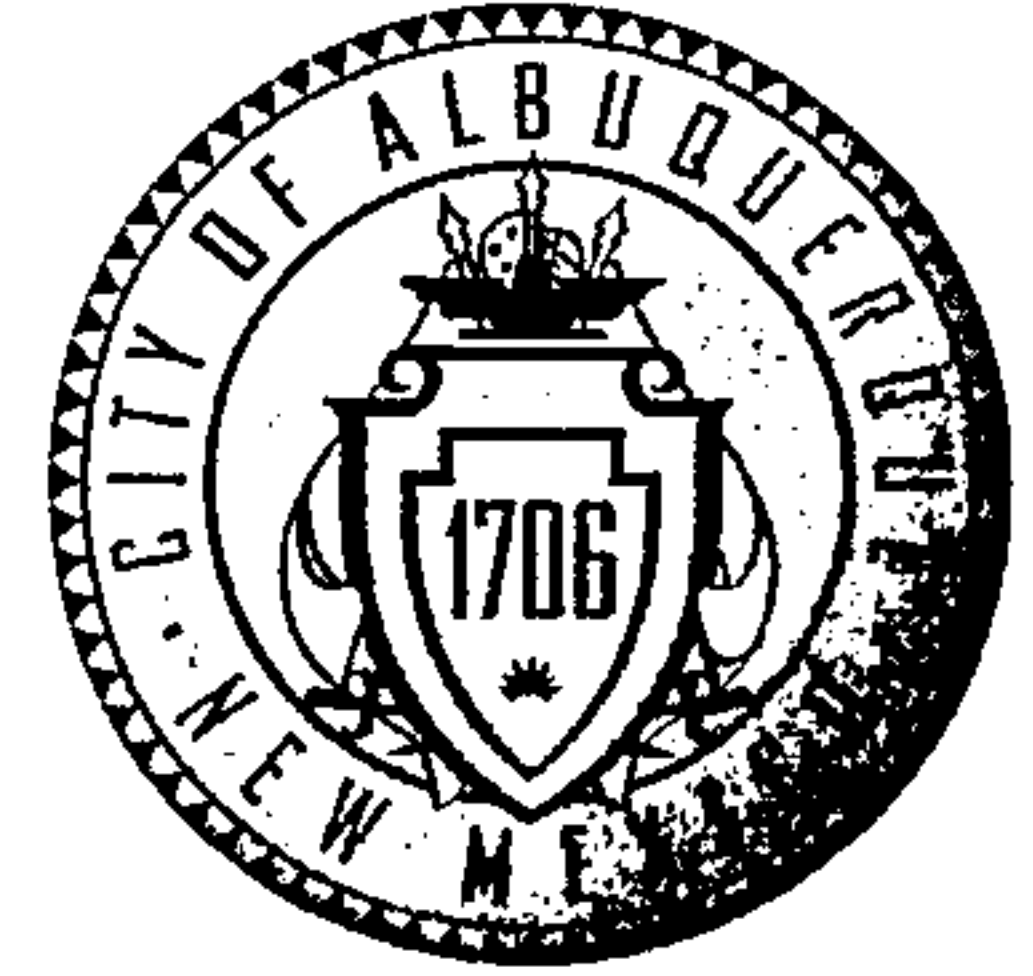
Sincerely,

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

www.cabq.gov

C: file

CITY OF ALBUQUERQUE



September 18, 2008

Thomas D. Johnston, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 8787108

**Re: Quality Plumbing & Heating, 2600 Phoenix Ave. NE, Traffic Circulation
Layout Engineer's Stamp dated 9-02-08 (H-16/D138A1)**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 9-09-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. Provide a copy of the recorded plat.
2. This site will need a 6-foot wide, ADA accessible, pedestrian pathway from the right-of-way to the building. Will this pathway require a gate?
3. Call out all wheelchair ramps and provide details.

Albuquerque

If you have any questions, you can contact me at 924-3991.

NM 87103

Sincerely,

www.cabq.gov

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

C: File