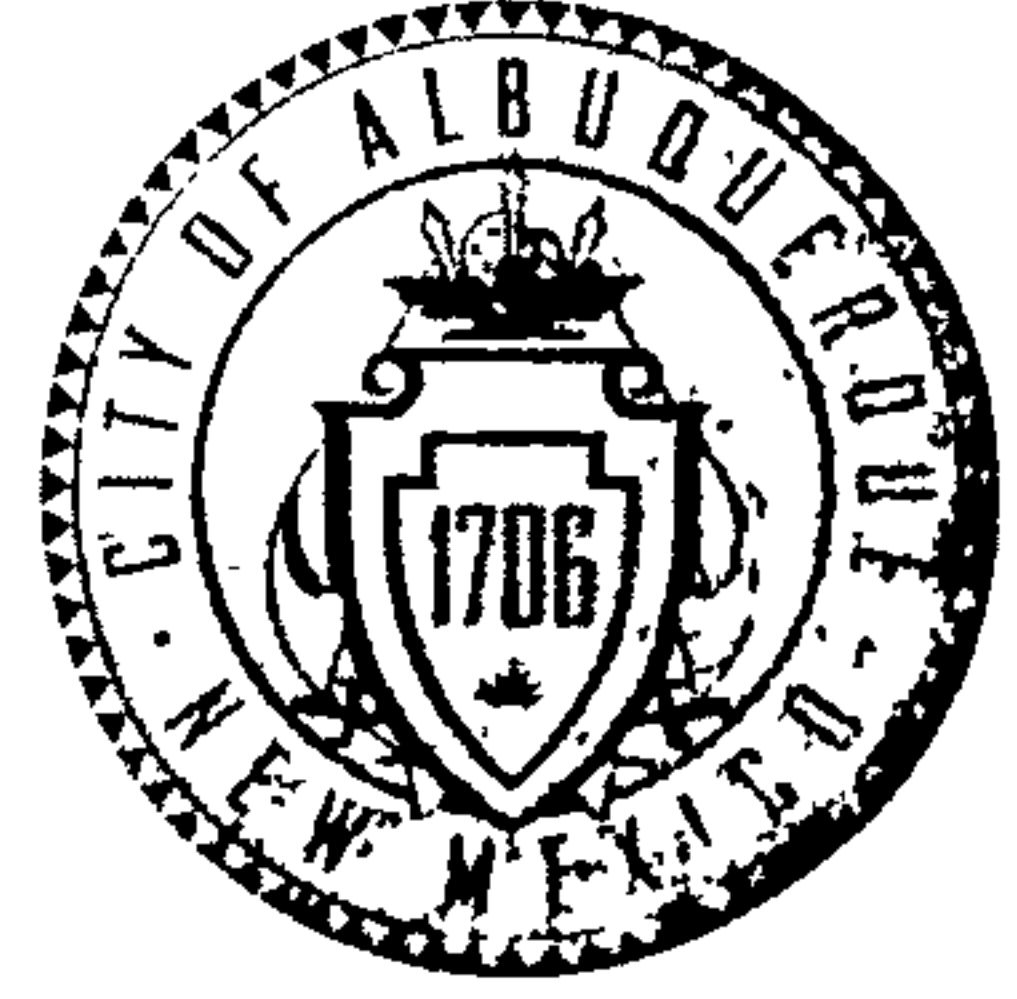


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 17, 2008

Lloyd W. Goldrick, Registered Architect
3312 Chelwood Park Blvd NE
Albuquerque, NM 87111-5410

Re: Certification Submittal for Final Building Certificate of Occupancy for
Southwest Childcare, [H-19 / D054]
2626 Texas St. NE
87110 Stamp Dated 10/15/08

Dear Mr. Goldrick:

PO Box 1293

The TCL / Letter of Certification submitted on October 17, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

15 October 2008 TCL Certification

PROJECT TITLE: Southwest Child Care ZONE ATLAS/DRNG. FILE #: H19 / 0054
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 14A, BLOCK 4 SOMBRA DEL MONTE SUBDIVISION
 CITY ADDRESS: 2626 TEXAS ST NE, 87110

ENGINEERING FIRM: DESIGN GROUP CONTACT: DAVE AUBE
 ADDRESS: 202 CENTRAL AVE SE, SUITE 200 PHONE: (505) 242-6880
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

OWNER: WILLIAM BARNHOUSE CONTACT: KYLE SMITH
 ADDRESS: 2626 TEXAS ST NE PHONE: 293-2626
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: LLOYD W GOLDRICK, RA, CDT, CSI, AIA CONTACT: LLOYD
 ADDRESS: 4808 JEFFERSON NE PHONE: 228-7595
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: REX VOGLER CONTACT: REX VOGLER
 ADDRESS: _____ PHONE: (505) 767.8891
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87

CONTRACTOR: DURA BILT PRODUCTS INC. CONTACT: JEFF FOSS
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

TYPE OF SUBMITTAL:

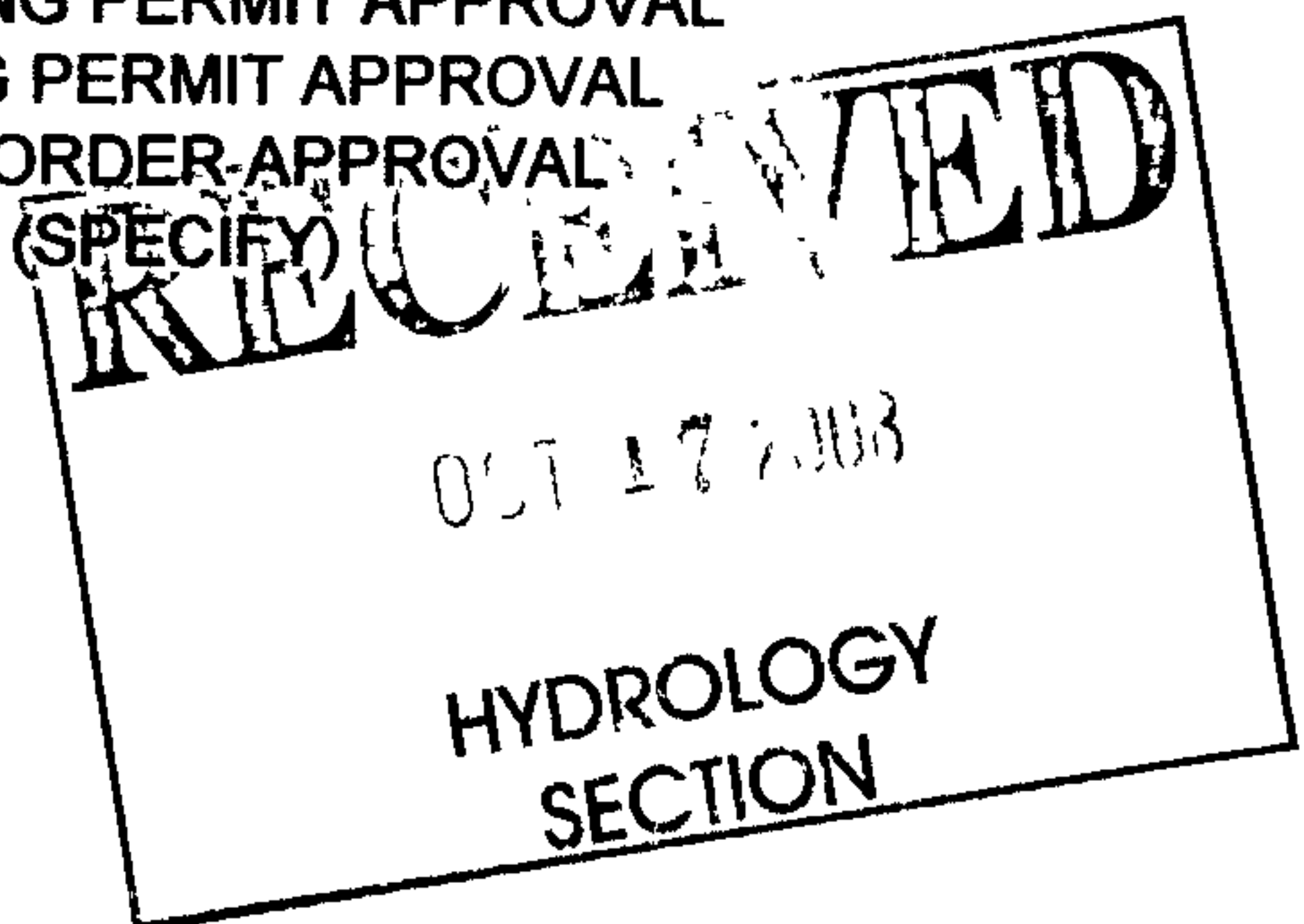
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERTIFICATION (TCL)
☐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

PLEASE NOTE: BUILDING AND SITE IS EXISTING.**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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



DATE SUBMITTED: 15 October 2008 BY: LLOYD W. GOLDRICK

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 upon 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.

LLOYD W. GOLDRICK, ARCHITECT

10/15/2008

Nilo L. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department
City of Albuquerque
600 2nd Street NE.
Albuquerque, New Mexico 87110

Re: Traffic Certification for Final C.O. for
Southwest Childcare [H19/D054]
2626 Texas Street NE

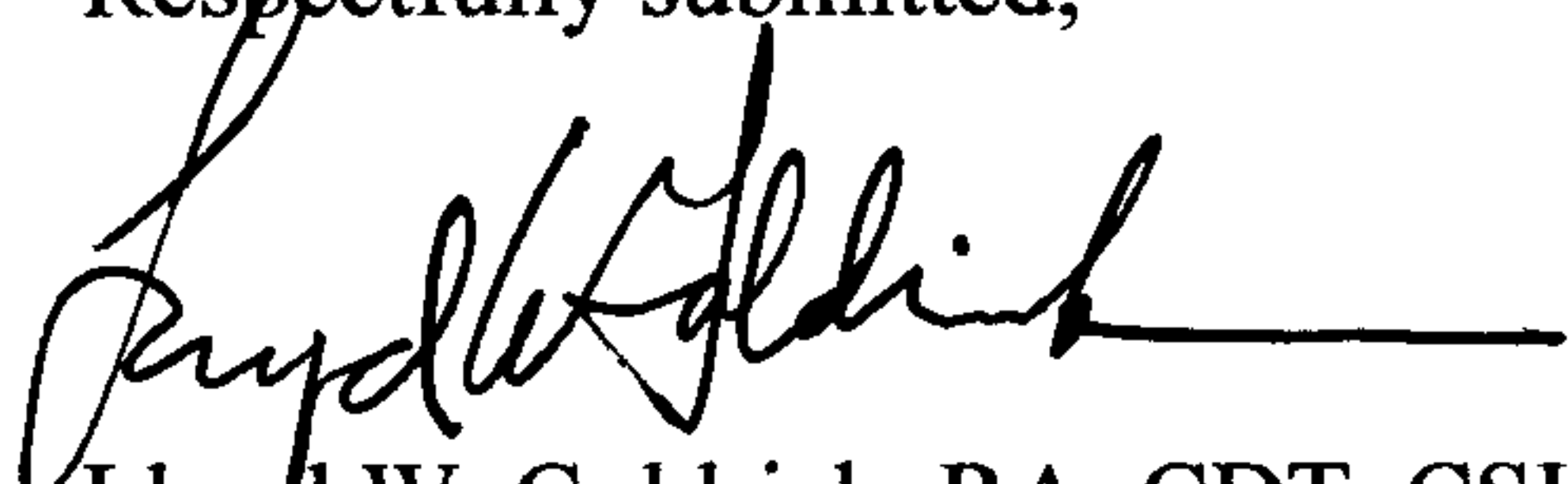
Dear Mr. Salgado-Fernandez,

I, Lloyd W. Goldrick, NMRA 2327, of the firm Lloyd W. Goldrick, Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated May 20, 2008. The record information was obtained by Rex Vogeler of Rio Grande Survey and required no editing of the original approved TCL, an exact copy of which was submitted with my letter of October 8, 2008.

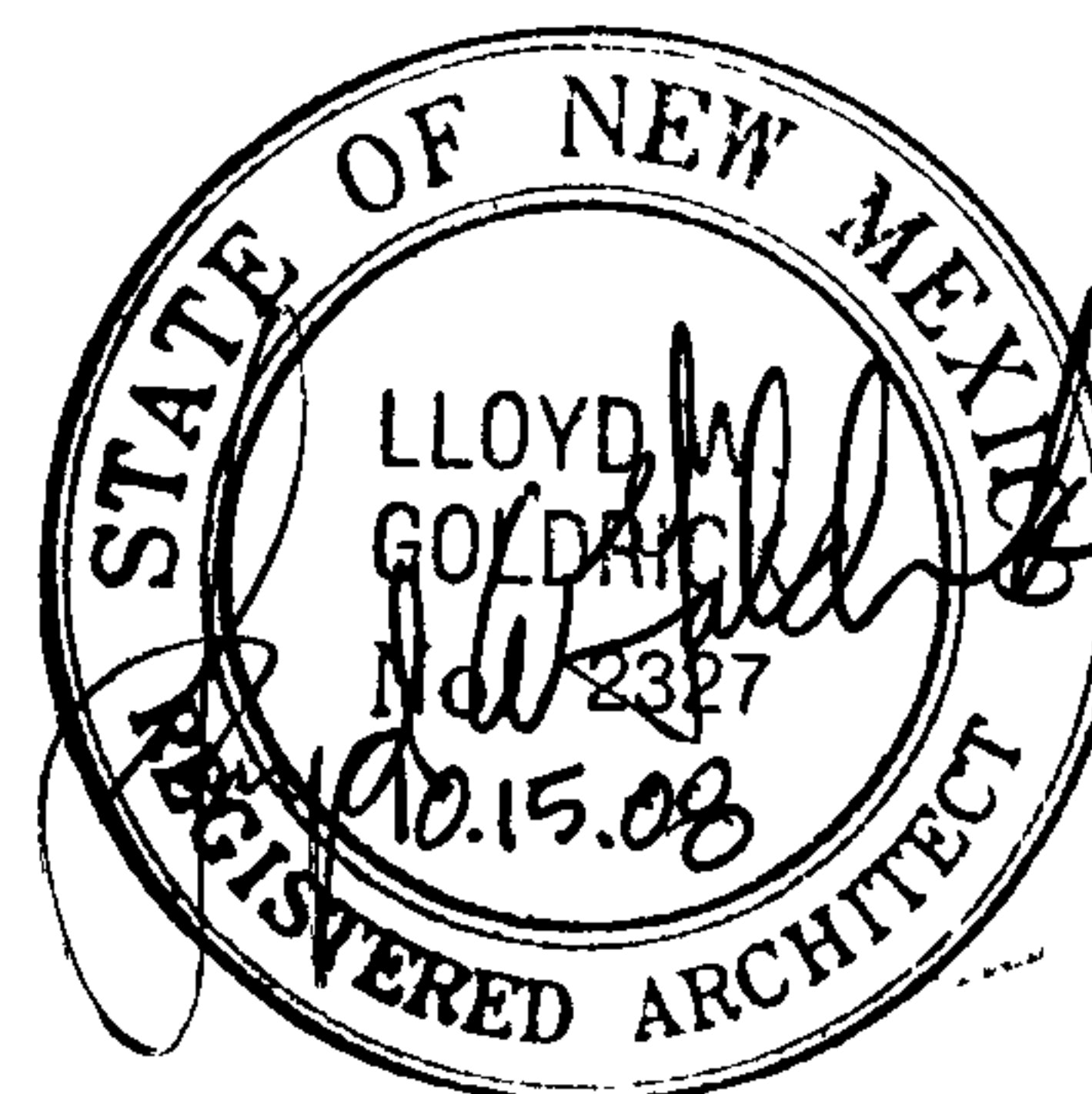
I further certify that I personally visited the project site October 8, 2008 and determined by visual inspection that the survey data is representative of actual site conditions and is true and correct to the best of my knowledge, information and belief. This certification is submitted in support of a request for Final Certificate of Occupancy.

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

Respectfully submitted,



Lloyd W. Goldrick, RA, CDT, CSI, AIA
Architect

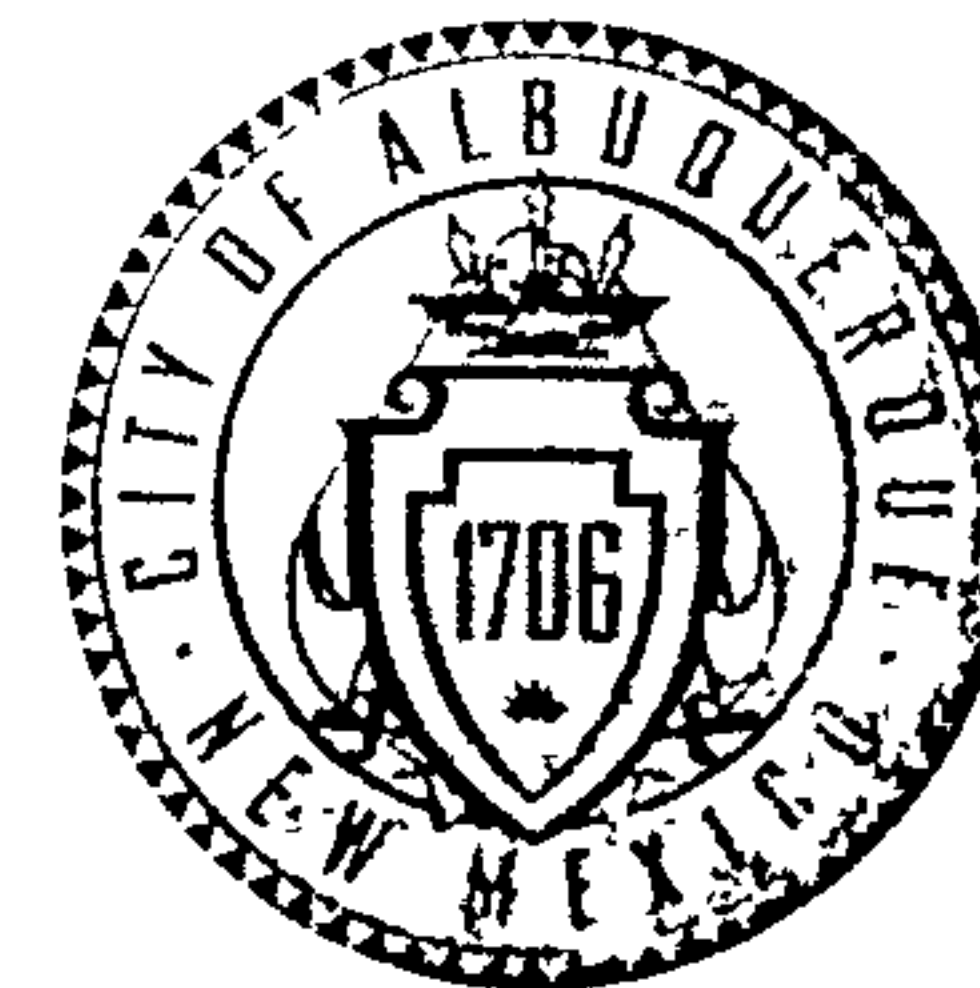


ED

HYDROLOGY
SECTION



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 8, 2008

Lloyd W. Goldrick, Registered Architect
DURA BILT Products, Inc.
4808 Jefferson NE
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Southwest Child Care, [H-19 / D054]
2626 Texas Street NE
Architect's Stamp Dated

Dear Mr. Goldrick:

Based on the information provided on your submittal dated October 8, 2008, the above referenced project is approved for a 30-day Temporary C.O.

PO Box 1293

Albuquerque

A Temporary C.O. has been issued allowing the outstanding certification letter with Architect Stamp (See attached sample of letter with Architect Stamp on it) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

NM 87103

The Certification package for Final C.O. must include an **exact** copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov

If you have any questions, please call me at 924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

8 October 2008 TCL Certification

PROJECT TITLE: Southwest Child Care ZONE ATLAS/DRNG. FILE #: H19 / D054.
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 14A, BLOCK 4 SOMBRA DEL MONTE SUBDIVISION
 CITY ADDRESS: 2626 TEXAS ST NE, 87110

ENGINEERING FIRM: DESIGN GROUP CONTACT: DAVE AUBE
 ADDRESS: 202 CENTRAL AVE SE, SUITE 200 PHONE: (505) 242-6880
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

OWNER: WILLIAM BARNHOUSE CONTACT: KYLE SMITH
 ADDRESS: 2626 TEXAS ST NE PHONE: 293-2626
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: LLOYD W GOLDRICK, RA, CDT, CSI, AIA CONTACT: LLOYD
 ADDRESS: 4808 JEFFERSON NE PHONE: 228-7595
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: REX VOGLER CONTACT: REX VOGLER
 ADDRESS: _____ PHONE: (505) 767.8891
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87

CONTRACTOR: DURA BILT PRODUCTS INC. CONTACT: JEFF FOSS
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

TYPE OF SUBMITTAL:

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

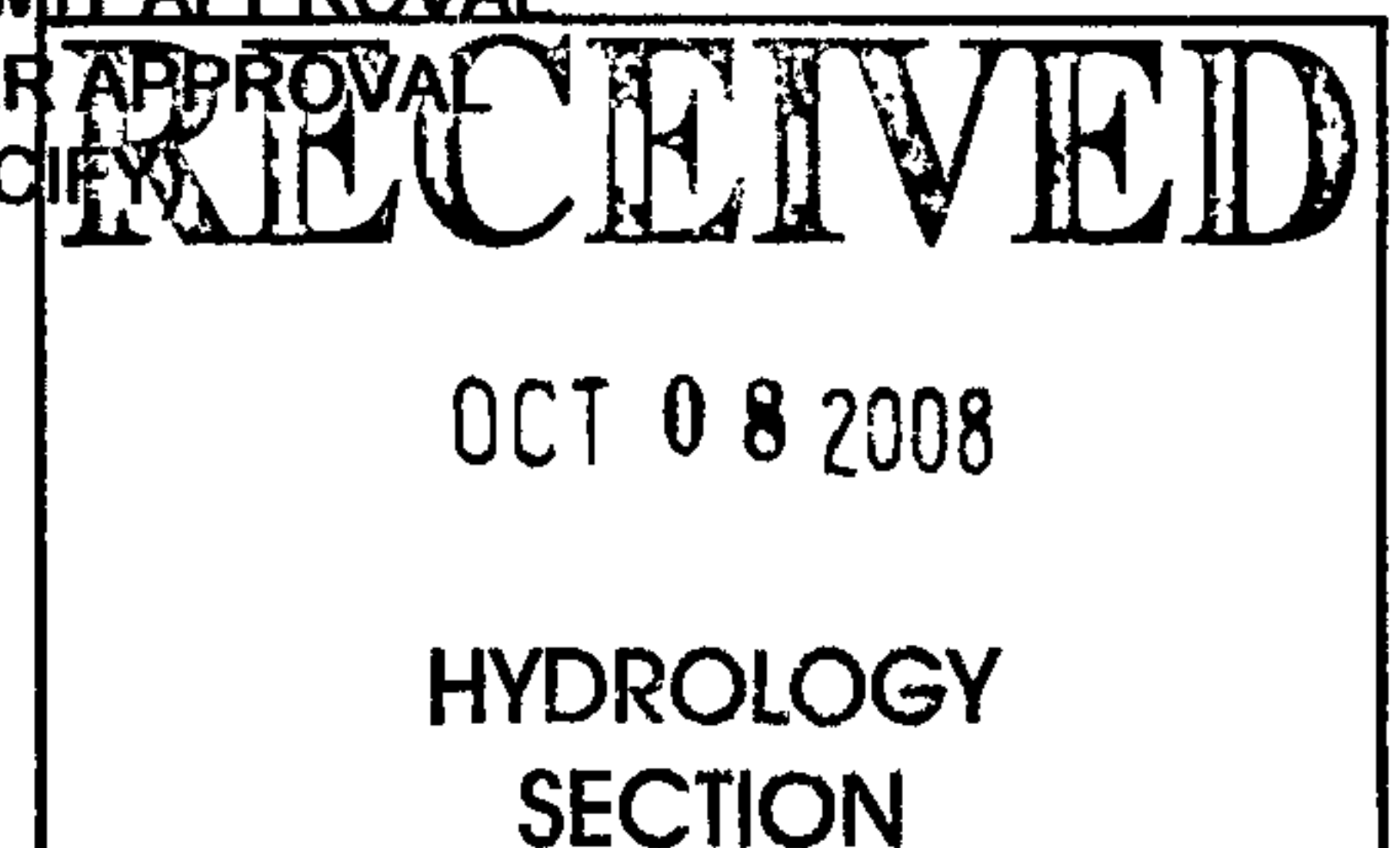
PLEASE NOTE: BUILDING AND SITE IS EXISTING.

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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



DATE SUBMITTED: 8 October 2008 BY: LLOYD W. GOLDRICK

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 upon 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.

Dura Bilt Products, Inc.

4808 Jefferson NE
Albuquerque, NM 87109
Phone: (505) 883-9100
Fax: (505) 883-9198
www.durabiltproducts.com



8 October 2008

Kristal Metro, PE
Traffic Engineer
Transportation Development
Planning Department
Development and Building Services Division
600 2nd St. N.W., Suite 201
Albuquerque, New Mexico 87103

kmetro@cabq.gov

RE: TCL Certification for 2626 Texas St. NE

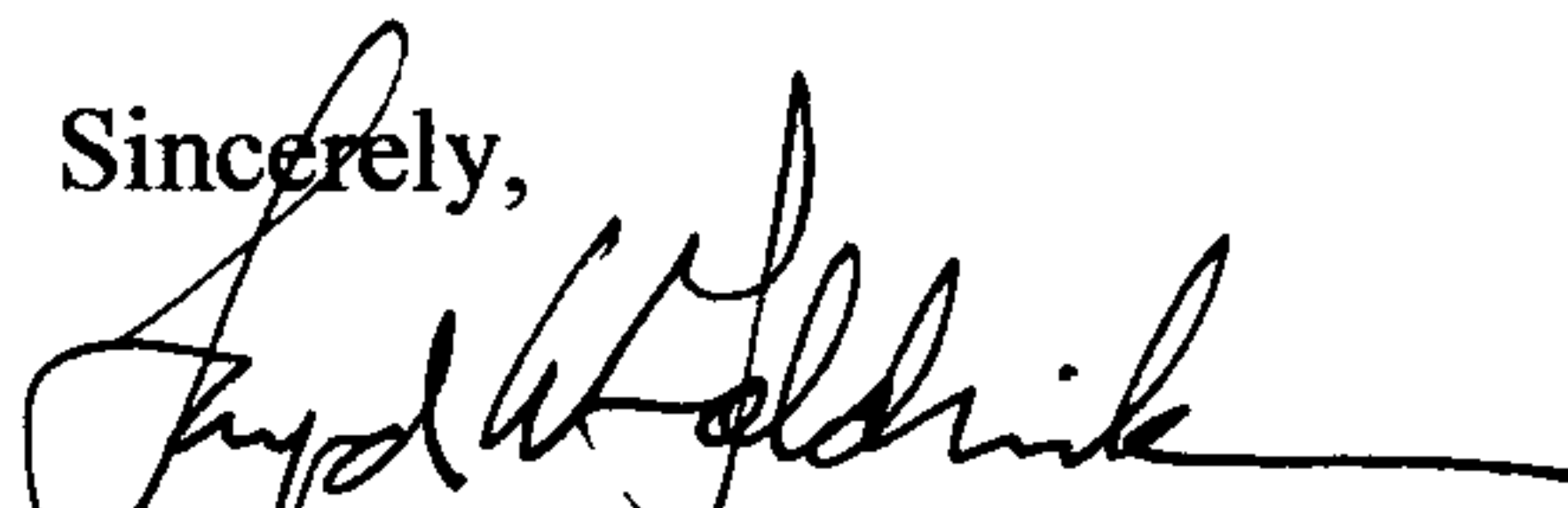
Ms. Metro:

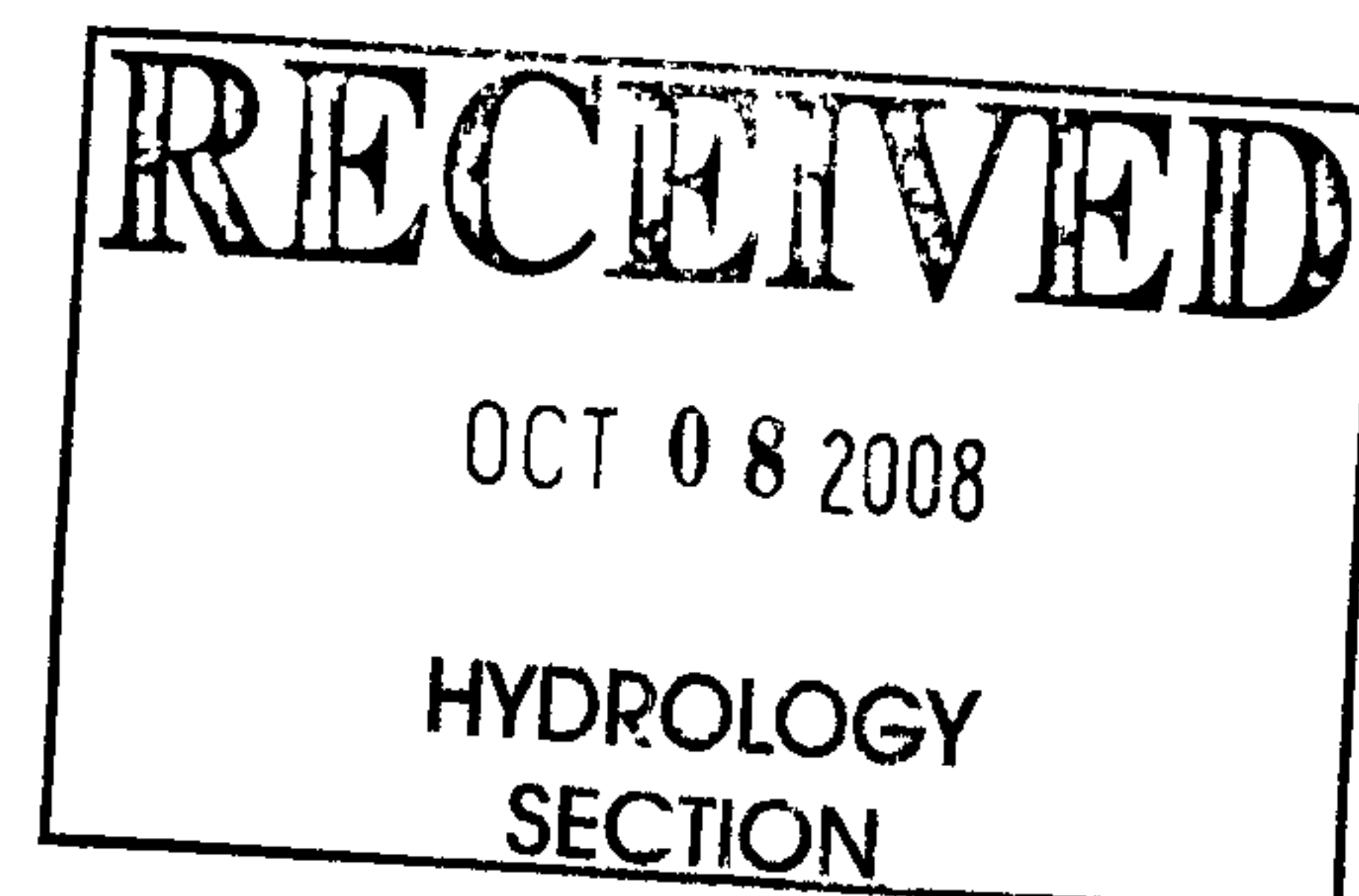
I have observed the completed work and according to my knowledge, information and belief find it in Substantial Compliance with the approved TCL dated 5/20/08. I have affixed my seal to the Certification TCL, dated 10/8/08.

Attached are a Drainage and Transportation Information Sheet for the project, the Certification TCL and a copy of the original letter of approval from your office.

Thank you for your attention to this matter.

Sincerely,


Lloyd W. Goldrick, RA, CDT, CSI, AIA
Project Architect



CITY OF ALBUQUERQUE



May 20, 2008

Lloyd W. Goldrick, R.A.
Dura Bilt Products, Inc.
4808 Jefferson NE
Albuquerque, NM 87109

Re: Southwest Child Care, 2626 Texas Street NE,
Traffic Circulation Layout
Engineer's Stamp dated ~~5-20-08~~ (H19-D054)

Mr. Goldrick,

The TCL submittal received 5-20-08 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.

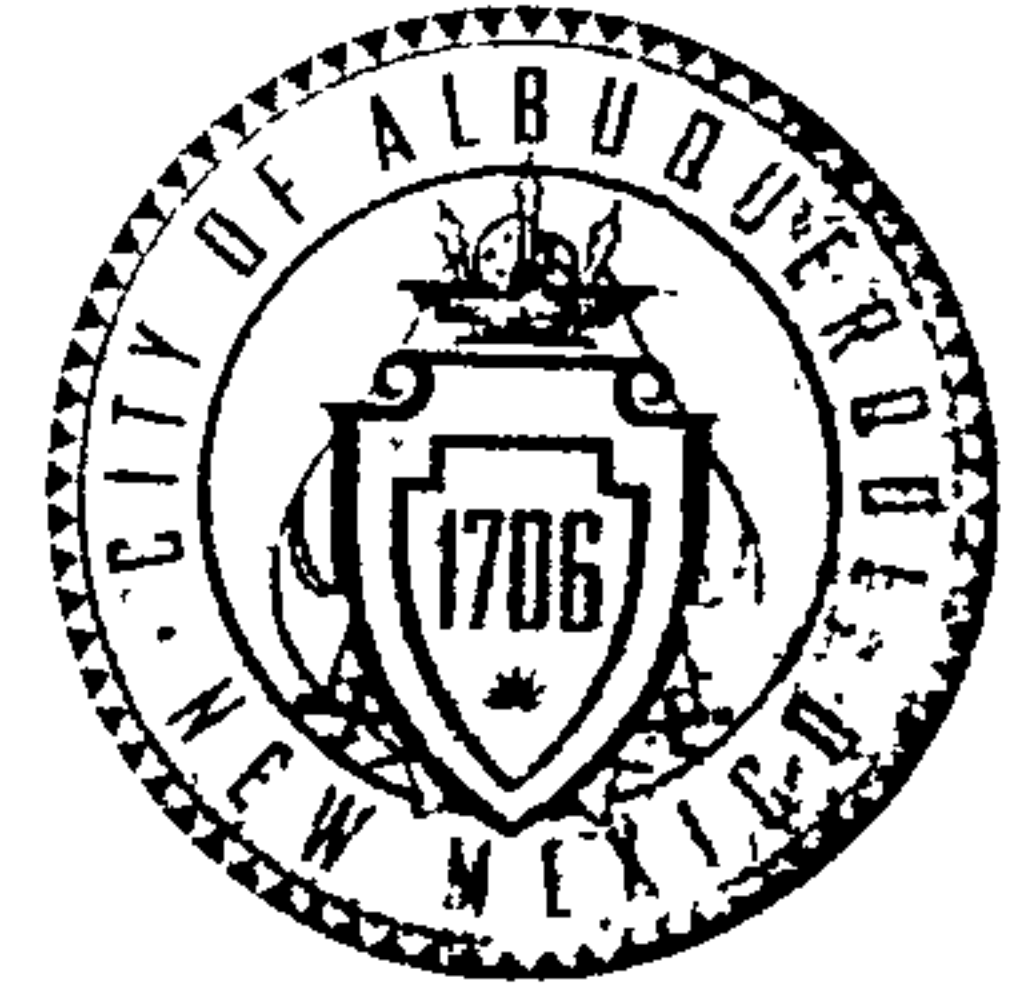
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



October 15, 2008

David Aube
The Design Group
202 Central Avenue SE, Ste. 200
Albuquerque, NM 87102

**Re: Southwest Child Care, 2626 Texas Street NE,
(H-19/D054)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 6-24-08
Certification dated 10-14-2008**

Mr. Aube,

PO Box 1293

Based upon the information provided in your submittal received 10-15-08, the above referenced certification is approved for Permanent Certificate of Occupancy release by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk--Katrina Sigala
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: Southwest Child Care ZONE ATLAS/DRNG. FILE #: H19 / D05 4
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 14A, BLOCK 4 SOMBRA DEL MONTE SUBDIVISION
 CITY ADDRESS: 2626 TEXAS ST NE, 87110

ENGINEERING FIRM: DESIGN GROUP CONTACT: DAVE AUBE
 ADDRESS: 202 CENTRAL AVE SE, SUITE 200 PHONE: (505) 242-6880
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

OWNER: WILLIAM BARNHOUSE CONTACT: KYLE SMITH
 ADDRESS: 2626 TEXAS ST NE PHONE: 293-2626
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: LLOYD W GOLDRICK CONTACT: LLOYD
 ADDRESS: 4808 JEFFERSON NE PHONE: 228-7595
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: REX VOGLER CONTACT: REX VOGLER
 ADDRESS: _____ PHONE: (505) 767.8891
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87

CONTRACTOR: DURA BILT PRODUCTS INC. CONTACT: JEFF FOSS
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

TYPE OF SUBMITTAL:

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

PLEASE NOTE: BUILDING AND SITE IS EXISTING.

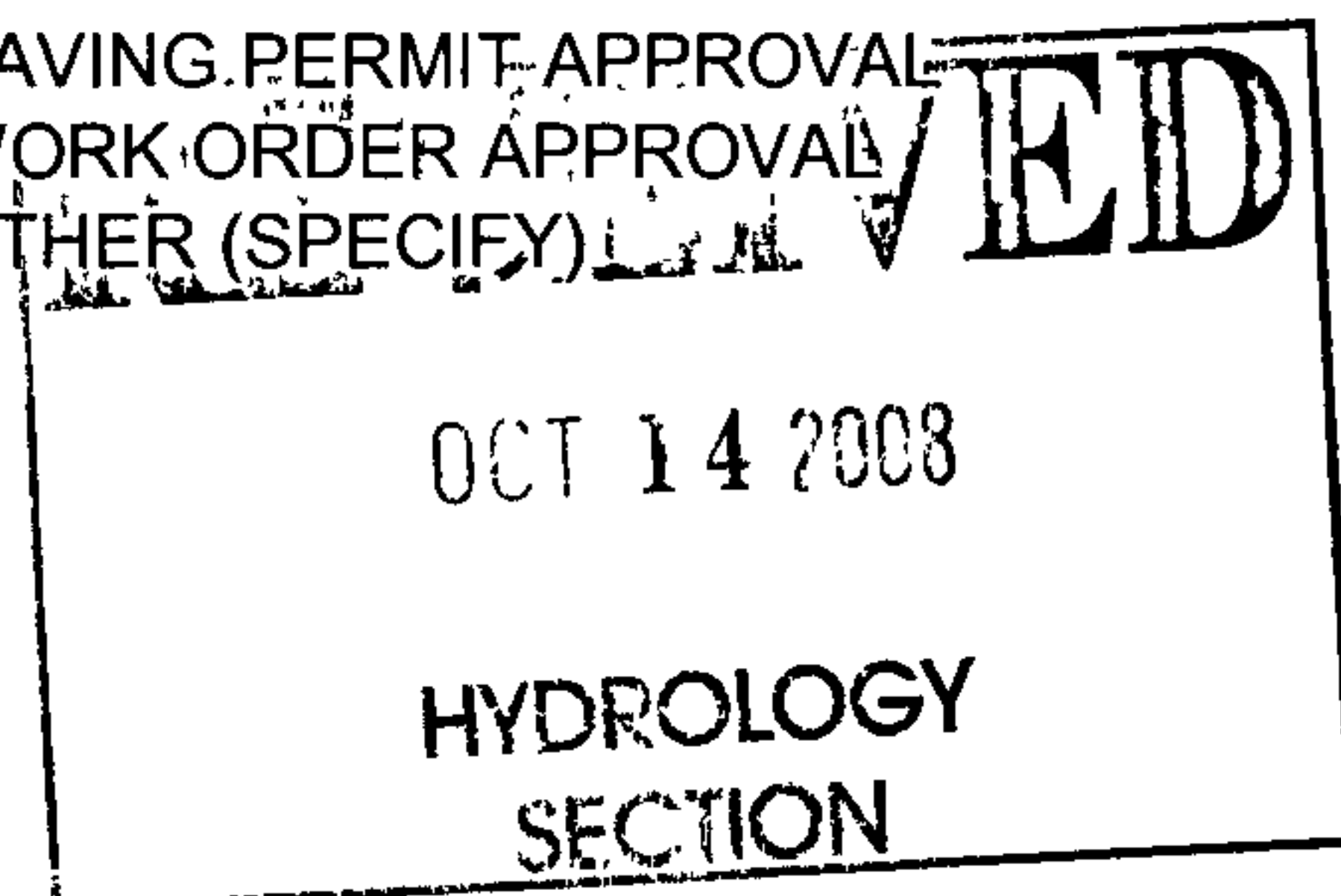
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: October, 2008 BY: Dave Aube

CHECK TYPE OF APPROVAL SOUGHT:

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



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 upon 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

PLANNING DEPARTMENT – Development & Building Services



June 25, 2008

David A. Aube, P.E.
The Design Group
202 Central Ave. SE, Suite 200
Albuquerque, New Mexico 87102

RE: **Southwest Child Care, 2626 Texas N.E.
Grading & Drainage Plan for Building Permit**

(H19 – D 054)
(PE Stamped 6/24/08)

Dear Mr. Aube:

Based upon the information provided in your submittal received 6/24/08, the above referenced Grading & Drainage Plan is approved for Building Permit.

P.O. Box 1293

Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by the Hydrology Section.

Albuquerque

Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

New Mexico 87103

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

www.cabq.gov

A handwritten signature in black ink, reading "Gregory R. Olson" with the date "6/25/08" written to the right.

Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
file H19 – D 054

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: Southwest Child Care ZONE ATLAS/DRNG. FILE #: H19 15854
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 14A, BLOCK 4 SOMBRA DEL MONTE SUBDIVISION
 CITY ADDRESS: 2626 TEXAS ST NE, 87110

ENGINEERING FIRM: DESIGN GROUP CONTACT: DAVE AUBE
 ADDRESS: 202 CENTRAL AVE SE, SUITE 200 PHONE: (505) 242-6880
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

OWNER: WILLIAM BARNHOUSE CONTACT: KYLE SMITH
 ADDRESS: 2626 TEXAS ST NE PHONE: 293-2626
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: LLOYD W GOLDRICK CONTACT: LLOYD
 ADDRESS: 4808 JEFFERSON NE PHONE: 228-7595
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: REX VOGLER CONTACT: REX VOGLER
 ADDRESS: _____ PHONE: (505) 767.8891
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87

CONTRACTOR: DURA BILT PRODUCTS INC. CONTACT: JEFF FOSS
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

TYPE OF SUBMITTAL:

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

PLEASE NOTE: BUILDING AND SITE IS EXISTING.

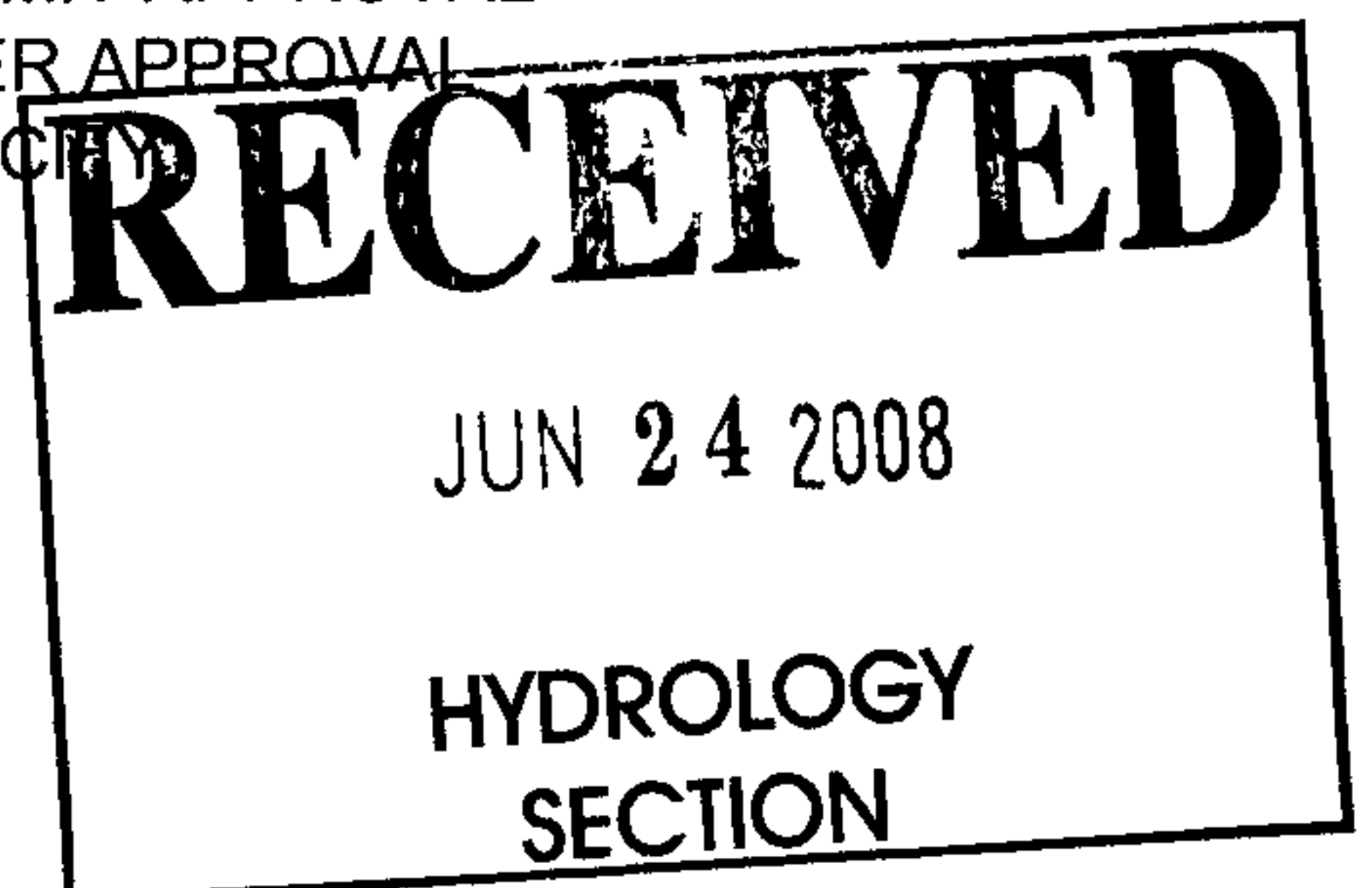
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: June 24, 2008 BY: Dave Aube

CHECK TYPE OF APPROVAL SOUGHT:

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



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 upon 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

PLANNING DEPARTMENT – Development & Building Services



June 6, 2008

David A. Aube, P.E.
The Design Group
202 Central Ave. SE, Suite 200
Albuquerque, New Mexico 87102

RE: **Southwest Child Care, 2626 Texas N.E.**
Drainage Plan for Building Permit

(H19 – D 054)
(PE Stamped 5/06/08)

Dear Mr. Aube:

Based upon the information provided in your submittal received 5-08-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 1) The Drainage Management Plan describes an additional 5' landscape strip along Texas and Phoenix which is not identified on this plan.
- 2) Percentages of Land Treatment appear to under estimate the Type "D" Impervious areas. Review and recalculate as necessary.
- 3) Flow arrows need to include more legible arrow heads to identify flow directions.
- 4) Proposed flow-line grades shown along the Texas side of parking lot appear to be higher than existing TA grades west of the proposed flow line. Please clarify.
- 5) Clearly show curbs or grades to confirm that flows discharge from the site through the drivepad on Texas, and not over the sidewalks.

If you have any questions or would like to schedule a meeting to discuss these issues, you may contact me at 924-3981.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory R. Olson", followed by the date "6/6/08".

Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
→ file H19 – D 054

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: Southwest Child Care ZONE ATLAS/DRNG. FILE #: H19 1054
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 12A, BLOCK 4 SOMBRA DEL MONTE SUBDIVISION
 CITY ADDRESS: 2626 TEXAS ST NE, 87110

ENGINEERING FIRM: DESIGN GROUP CONTACT: DAVE AUBE
 ADDRESS: 202 CENTRAL AVE SE, SUITE 200 PHONE: (505) 242-6880
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

OWNER: WILLIAM BARNHOUSE CONTACT: KYLE SMITH
 ADDRESS: 2626 TEXAS ST NE PHONE: 293-2626
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: LLOYD W GOLDRICK CONTACT: LLOYD
 ADDRESS: 4808 JEFFERSON NE PHONE: 228-7595
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: REX VOGLER CONTACT: REX VOGLER
 ADDRESS: _____ PHONE: (505) 767.8891
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87

CONTRACTOR: DURA BILT PRODUCTS INC. CONTACT: JEFF FOSS
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

TYPE OF SUBMITTAL:

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

PLEASE NOTE: BUILDING AND SITE IS EXISTING.

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

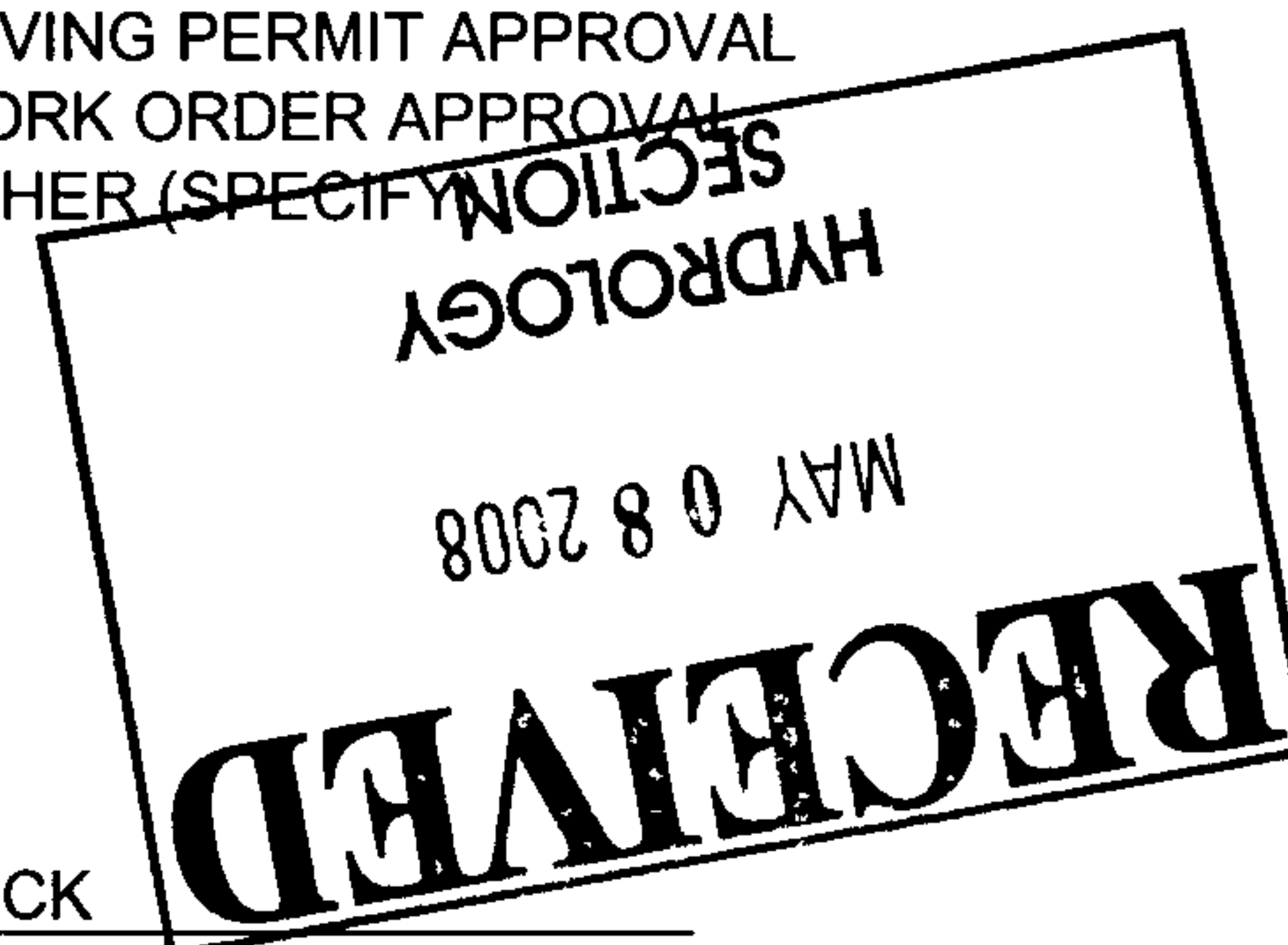
CHECK TYPE OF APPROVAL SOUGHT:

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

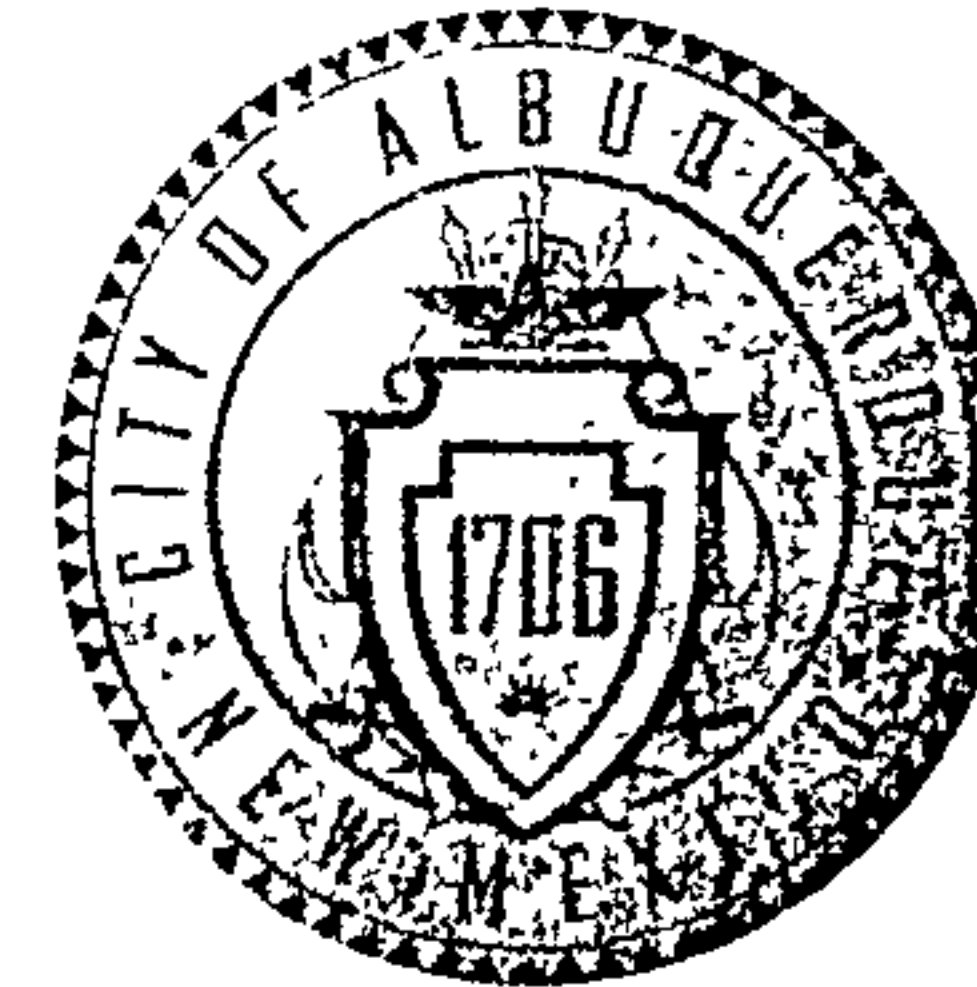
DATE SUBMITTED: MAY 8, 2008 BY: LLOYD W. GOLDRICK

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 upon 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



May 20, 2008

Lloyd W. Goldrick, R.A.
Dura Bilt Products, Inc.
4808 Jefferson NE
Albuquerque, NM 87109

Re: Southwest Child Care, 2626 Texas Street NE,
Traffic Circulation Layout
Engineer's Stamp dated 5-20-08 (H19-D054)

Mr. Goldrick,

The TCL submittal received 5-20-08 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

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.

Albuquerque

NM 87103

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.

www.cabq.gov

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.
Senior Engineer, Planning Dept.
Development and Building Services

C: File