

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

February 20, 2008

J. David Hickman, Registered Architect  
5924 Anaheim Ave. NE, Ste. A  
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Chelwood Project for Enchanted Mesa , [H-22 / D74]  
2401 Chelwood Park  
Architect's Stamp Dated 02/11/08

Dear Mr. Hickman:

P.O. Box 1293

The TCL / Letter of Certification submitted on February 19, 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,

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Enchanted Mesa 2401 Chelwood Park ZONE MAP: H-22/074  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: 2401 Chelwood Park  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: CORE CONTACT: David Hickman  
 ADDRESS: 5924 Anaheim NE Suite A PHONE: 796-0894  
 CITY, STATE: Alb NM ZIP CODE: 87113

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

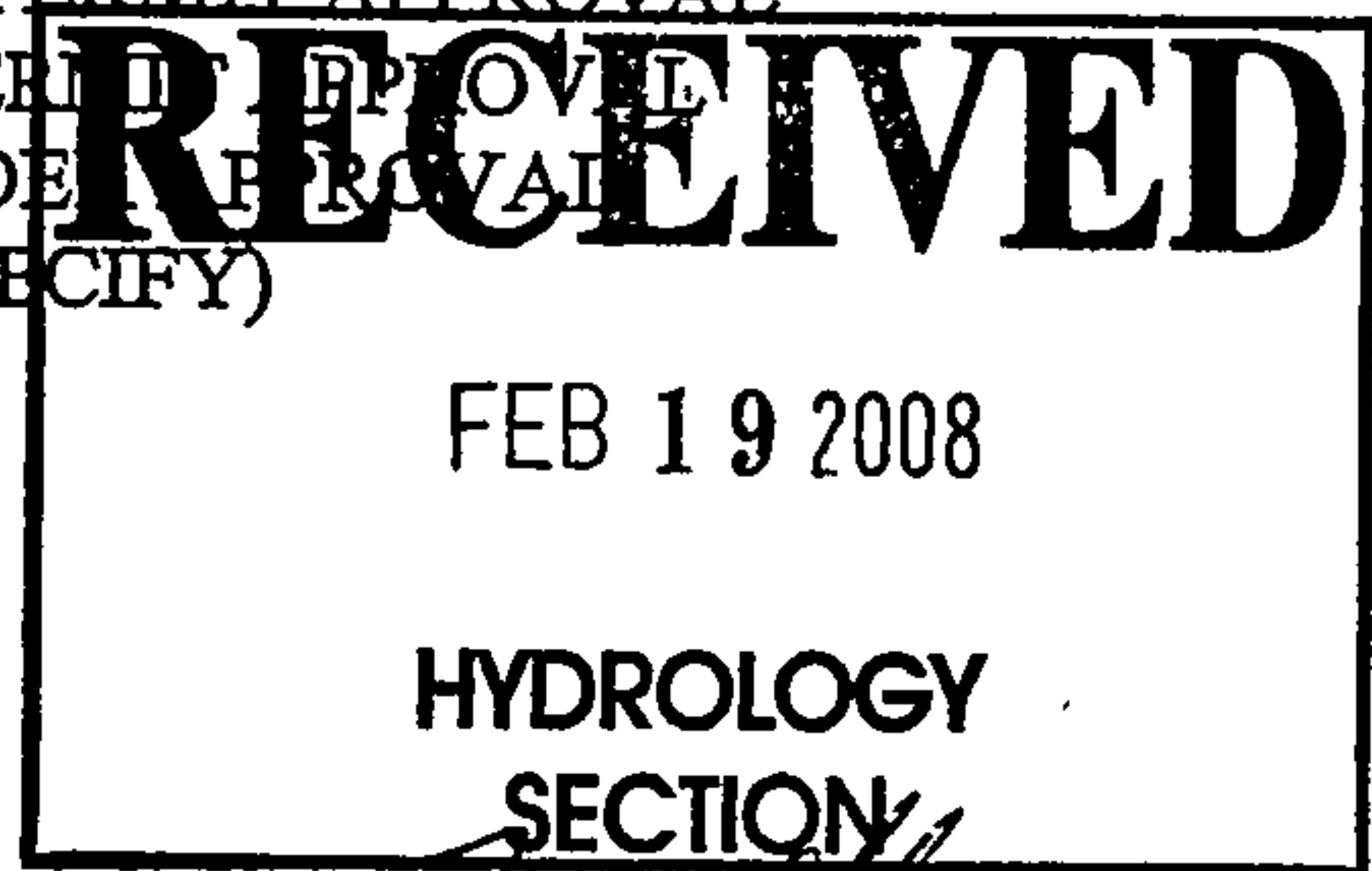
CONTRACTOR: Ollason Const Inc CONTACT: Larry Ollason  
 ADDRESS: 10811 San Antonio Dr PHONE: 321-5299  
 CITY, STATE: Alb NM ZIP CODE: 87122

- TYPE OF SUBMITTAL:**
- \_\_\_\_\_ DRAINAGE REPORT
  - \_\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
  - \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL
  - \_\_\_\_\_ CONCEPTUAL G & D PLAN
  - \_\_\_\_\_ GRADING PLAN
  - \_\_\_\_\_ EROSION CONTROL PLAN
  - \_\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)
  - \_\_\_\_\_ CLOMR/LOMR
  - ☒ X 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: 2/19/08 BY: [Signature]



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.

*Need  
 Architecture  
 Stamp on  
 letter/cont.*

# CORE, Ltd Architecture

February 11, 2008

Nilo E. Salgado-Fernandez, P.E  
Senior Traffic Engineer  
Development and Building Services  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Certification Package for  
Chellwood Project [H-22/D-74]  
2401 Chellwood Park, Albuquerque  
Architect's Stamp Dated 02/11/08

Dear Mr. Salgado-Fernandez,

I am pleased to report to you that the work required by the approved TCL and as described in the TCL approval letter dated March 9, 2006 as well as your recent letter on 1/24/08 granting a Temporary CO has been fully completed for the above referenced project.

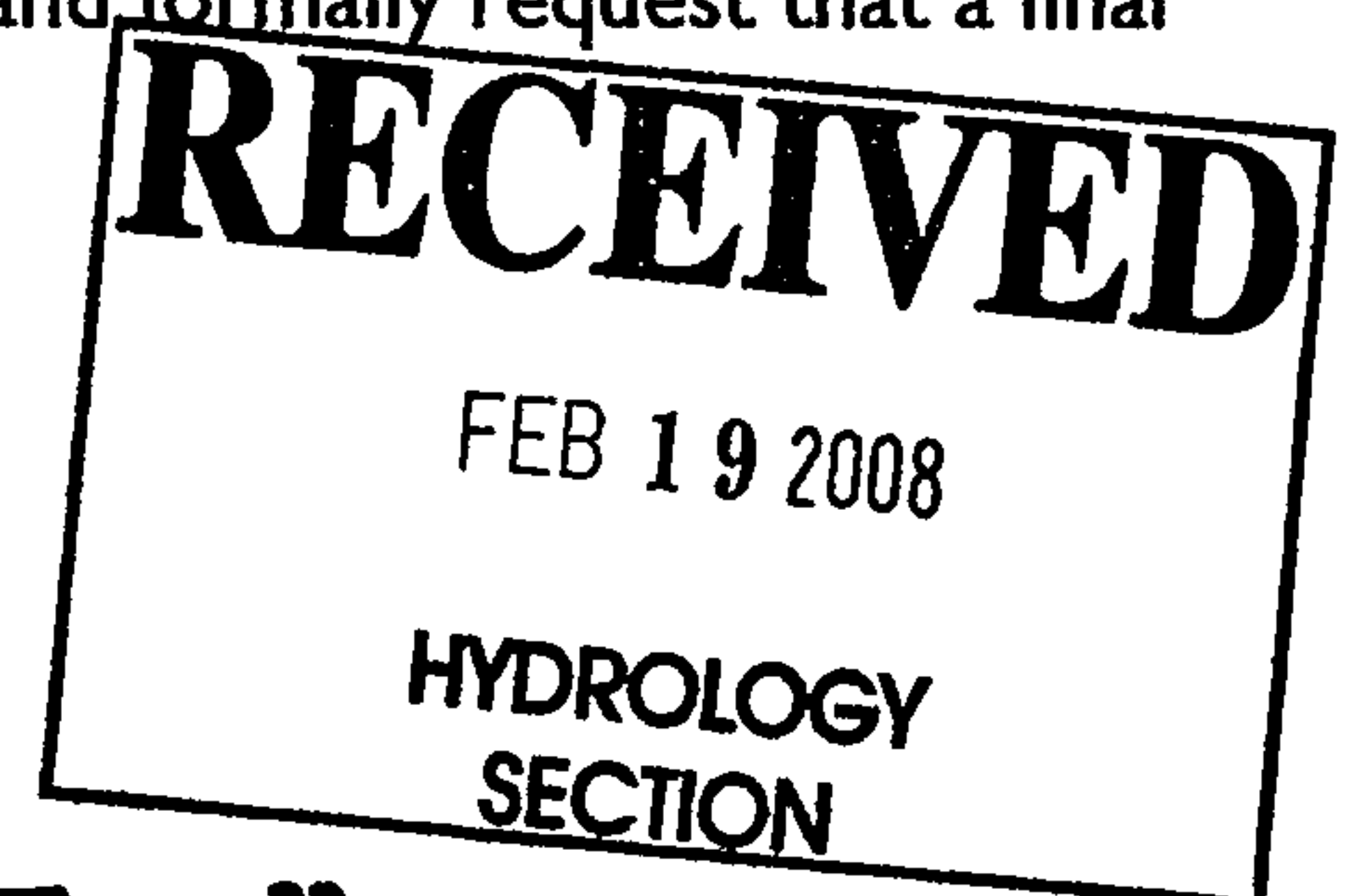
I have reviewed the work on this day and have found it to be in full compliance with the TCL. The layout of the handicap parking space and access aisle has been slightly revised to be consistent with the accessible route through the property. These slight modifications have been included on the signed and stamped TCL. The header wall and parking space that were constructed within the COA ROW have been removed.

I do hereby certify that the project meets and conforms to these requirements and the design provided in the approved TCL. I am including with this package a formal Traffic Certification, the approved TCL, a copy of the Drainage Information Sheet, a copy of the original approval letter dated 3/9/06, and a copy of your recent letter dated 1/24/08.

We appreciate your assistance in the completion of this project, and formally request that a final Certificate of Occupancy be issued for this project.

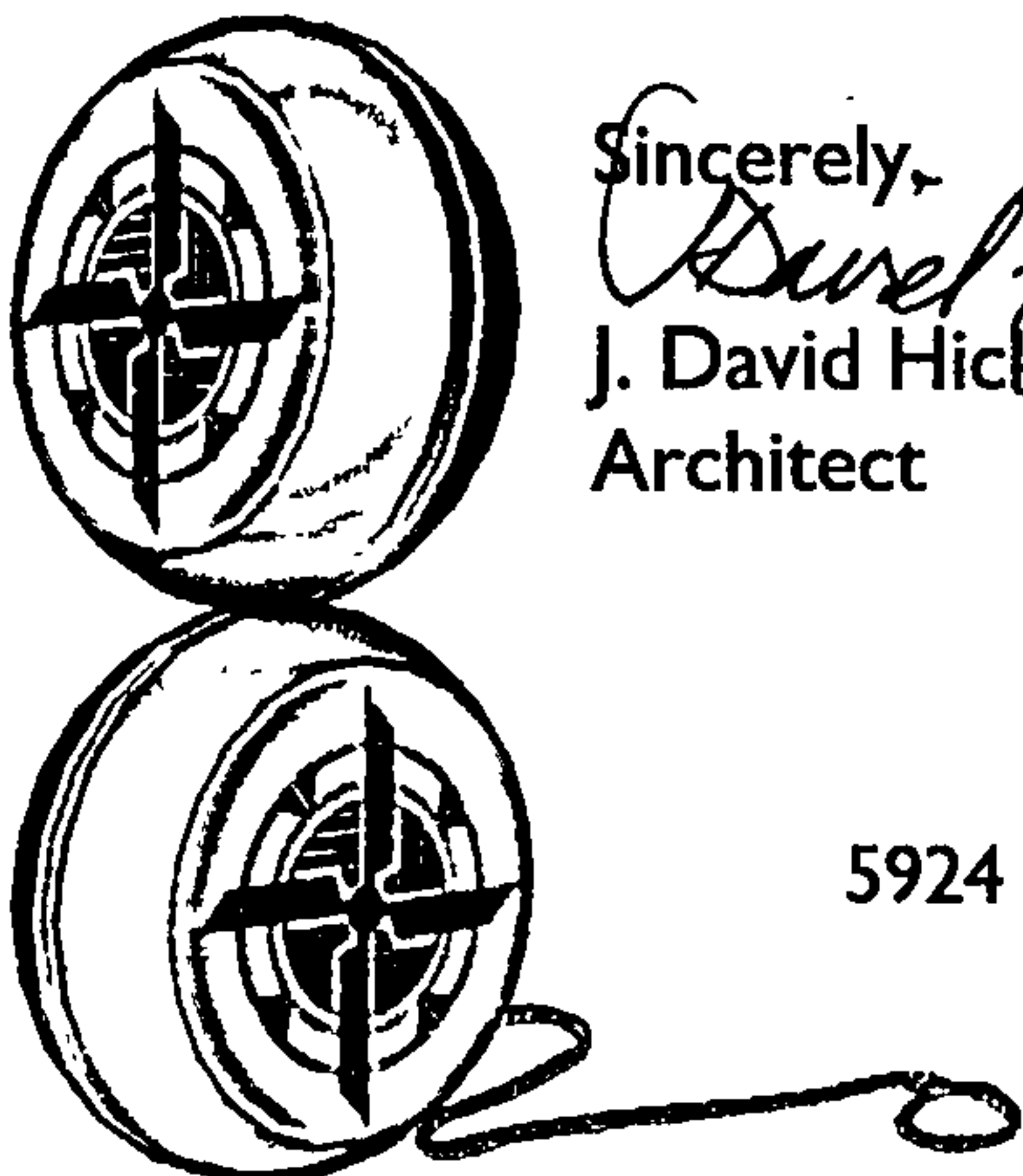
Sincerely,

  
J. David Hickman, AIA  
Architect



**"Let's Make It Fun"**

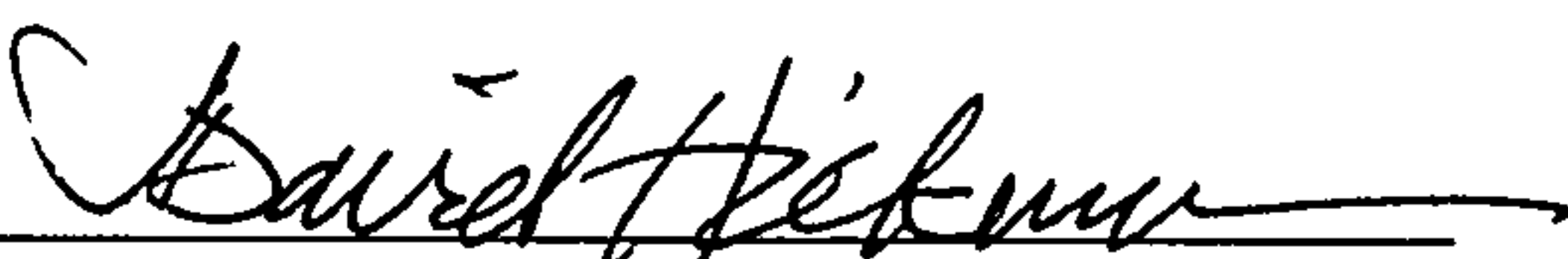
5924 ANAHEIM AVE NE, SUITE A ALBUQUERQUE, NM P(505) 796-0894 F(505) 796-0896



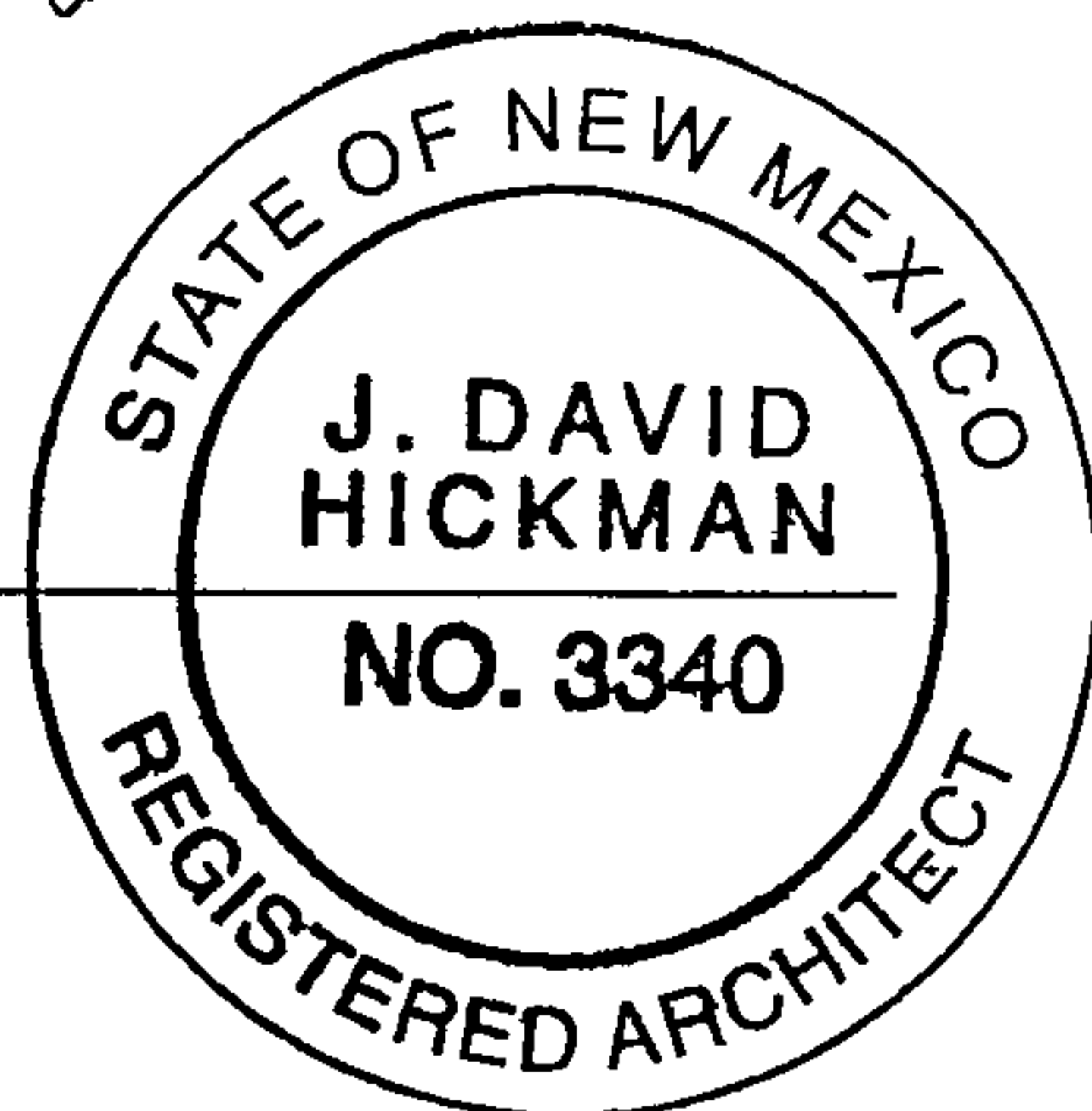


# CORE, Ltd Architecture

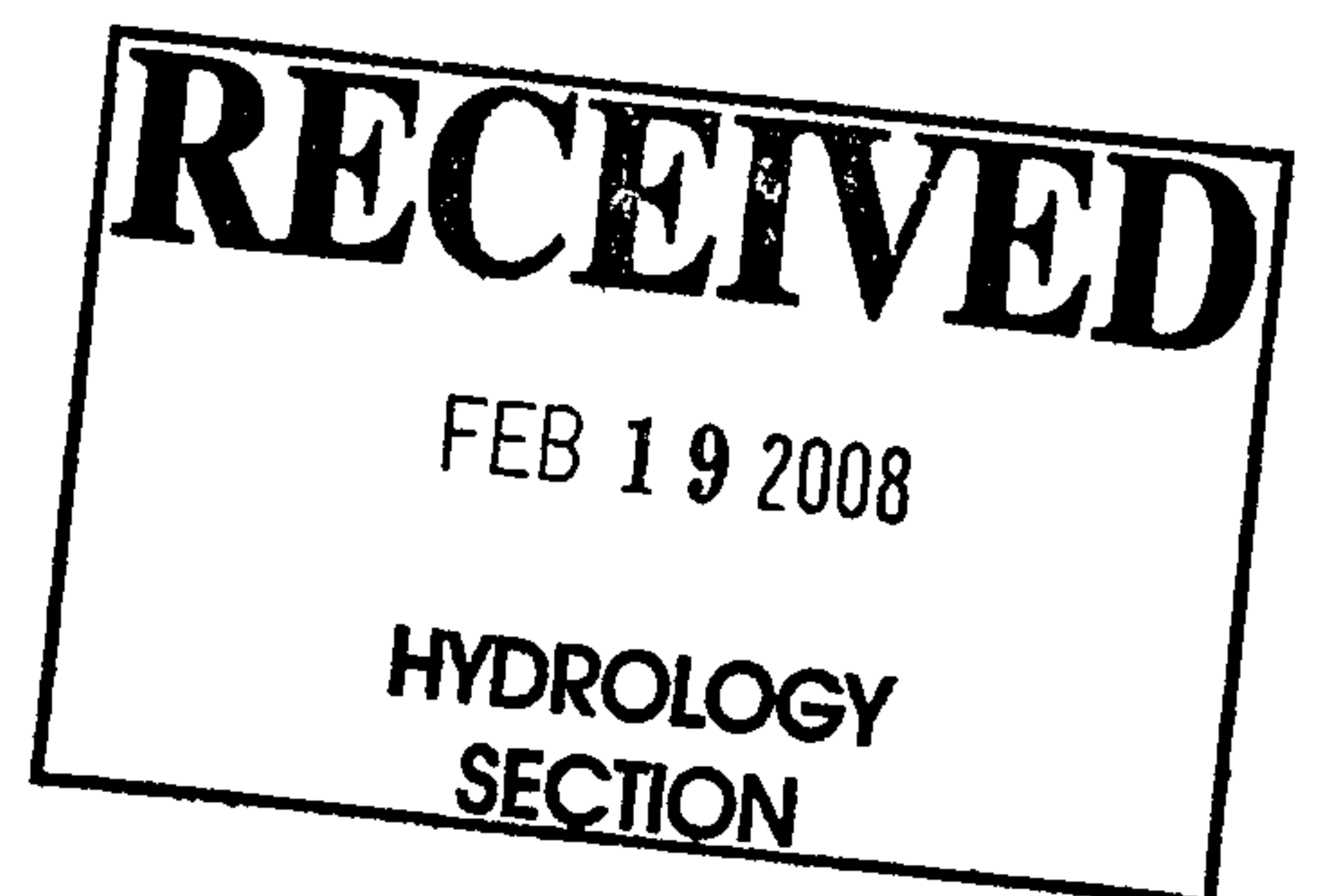
I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM CORE, LTD., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 8/2/06. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BERNNIE FREEMAN, A REGISTERED PROFESSIONAL ENGINEER WITH THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 11, 2008 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 CERTIFICATION OF OCCUPANCY.

  
J. David Hickman, AIA  
Architect

2/11/08  
Date:

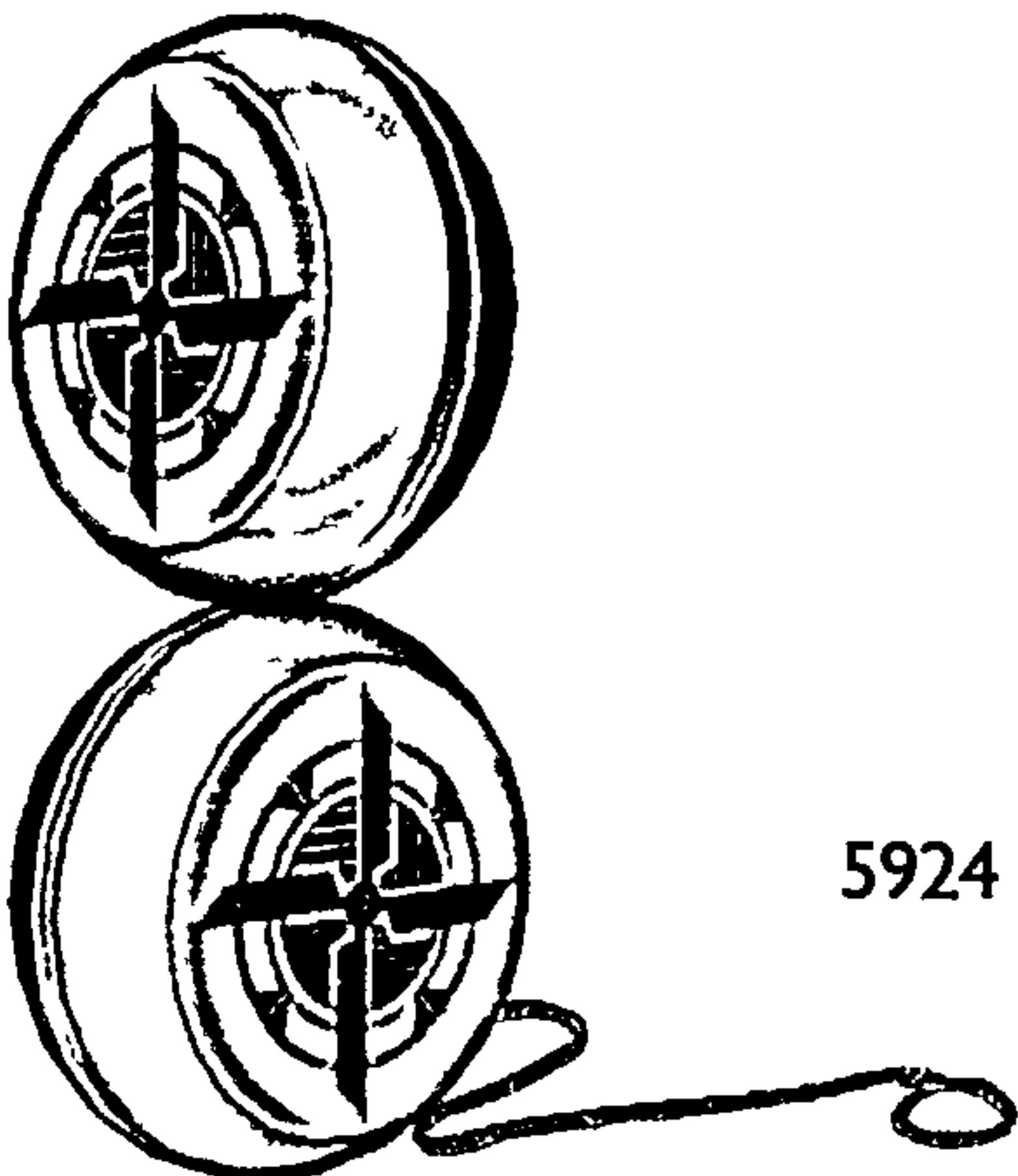


STAMP  
←



**"Let's Make It Fun"**

5924 ANAHEIM AVE NE, SUITE A ALBUQUERQUE, NM P(505) 796-0894 F(505) 796-0896



# CITY OF ALBUQUERQUE



*Planning Department  
Transportation Development Services Section*

January 24, 2008

J. David Hickman, Registered Architect,  
Core Ltd Architecture  
5924 Anaheim Ave. NE, Ste. A  
Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Chelwood Project, [H-22 / D74]  
2401 Chelwood Park  
Architect's Stamp Dated 01/18/08

Dear Mr. Hickman:

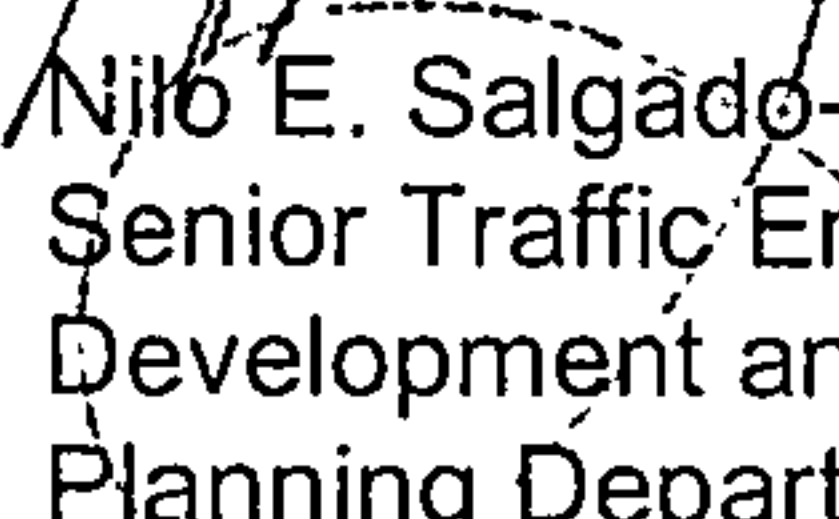
Based on the information provided on your submittal dated January 23, 2008, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding header brick wall and parking stall located on COA ROW (need to remove any onsite infrastructure encroaching onto COA ROW) 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.

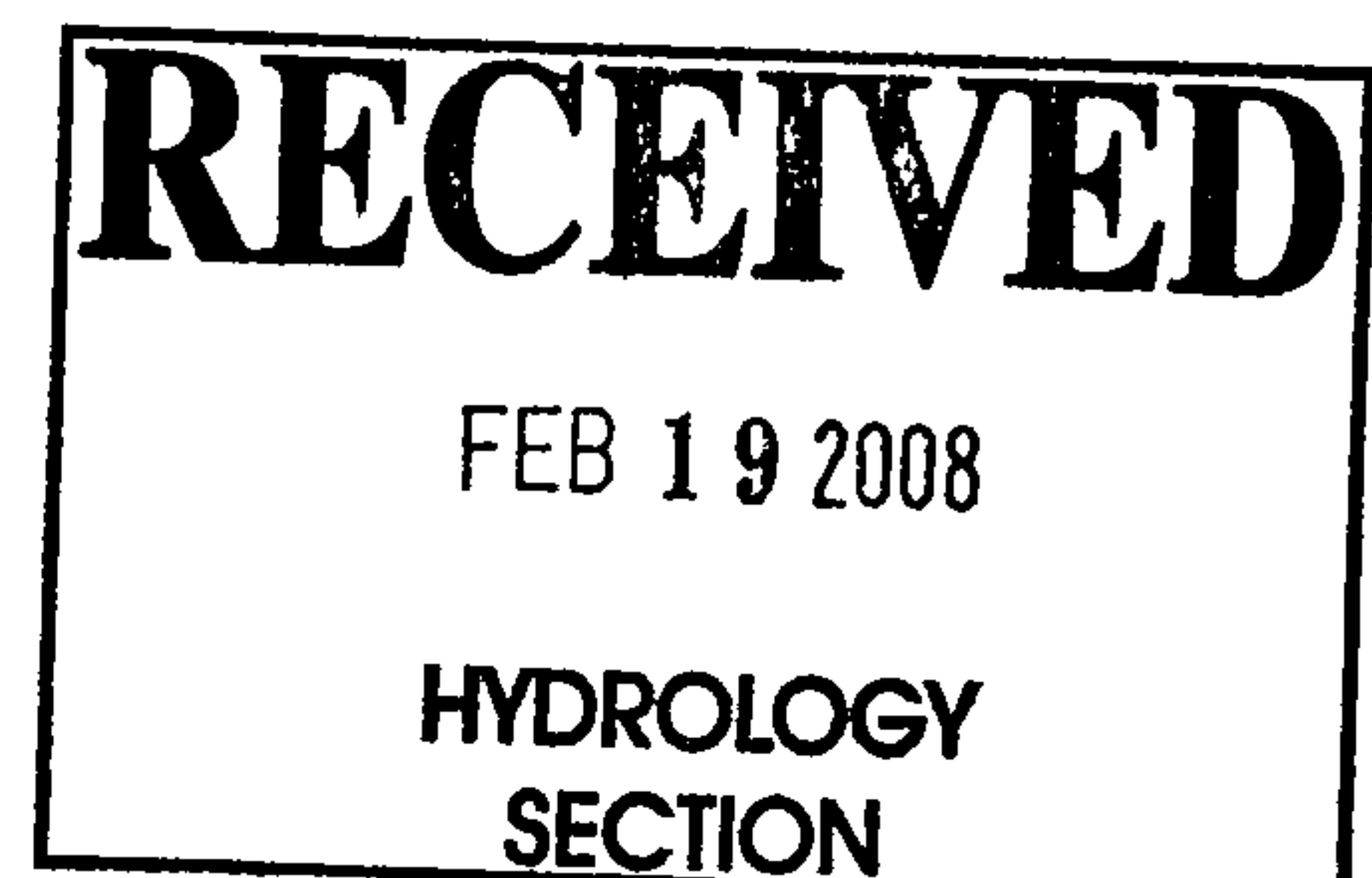
The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a 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.

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

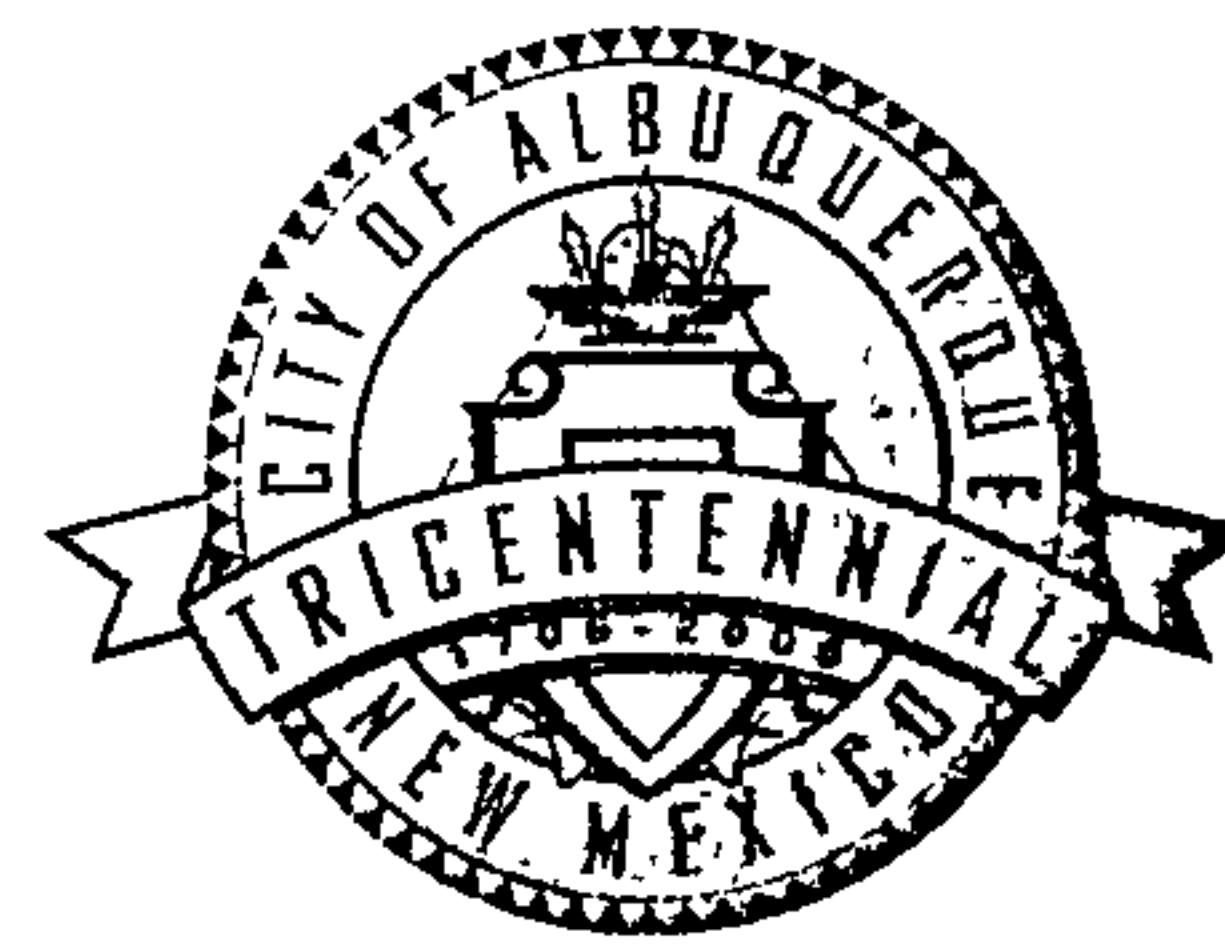
Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 9, 2006

David Hickman  
**Core, Ltd.**  
5924 Anaheim Ave NE Ste A  
Albuquerque, NM 87113

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Offices and Warehouse for Chelwood Project [H-22/D-74]  
(2401 Chelwood Park), Albuquerque, NM  
Engineer's/Architect's Stamp Dated 08-01-2006

Dear Mr. Hickman,

The TCL submittal dated August 2, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

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 needs stamp 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,

Wilfred A. Gallegos, PE  
Development and Building Services

cc: Hydrology file  
File



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

January 24, 2008

J. David Hickman, Registered Architect,  
Core Ltd Architecture  
5924 Anaheim Ave. NE, Ste. A  
Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Chelwood Project, [H-22 / D74]  
2401 Chelwood Park  
Architect's Stamp Dated 01/18/08

TRIP  
2.5 / SF / YR  
\$ / M INSURANCE  
REVOCCABLE PERMIT  
TRIP  
FIELD (930-10)

Dear Mr. Hickman:

Based on the information provided on your submittal dated January 23, 2008, the above referenced project is approved for a 120-day Temporary C.O.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

- W.C. Camp  
Status  
- more than  
one stall  
on COA ROW  
need encroachment

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Enchanted Mesa ZONE MAP: 422 D74  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: 2401 Chelwood Park DR

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: Chelwood LLC CONTACT: Larry Olsson  
 ADDRESS: \_\_\_\_\_ PHONE: 321-5299  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: COTE CONTACT: David Hickman  
 ADDRESS: 5924 Anaheim Ave NE Suite A PHONE: 796-0894  
 CITY, STATE: Albuquerque NM ZIP CODE: 87112

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

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

TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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) \_\_\_\_\_

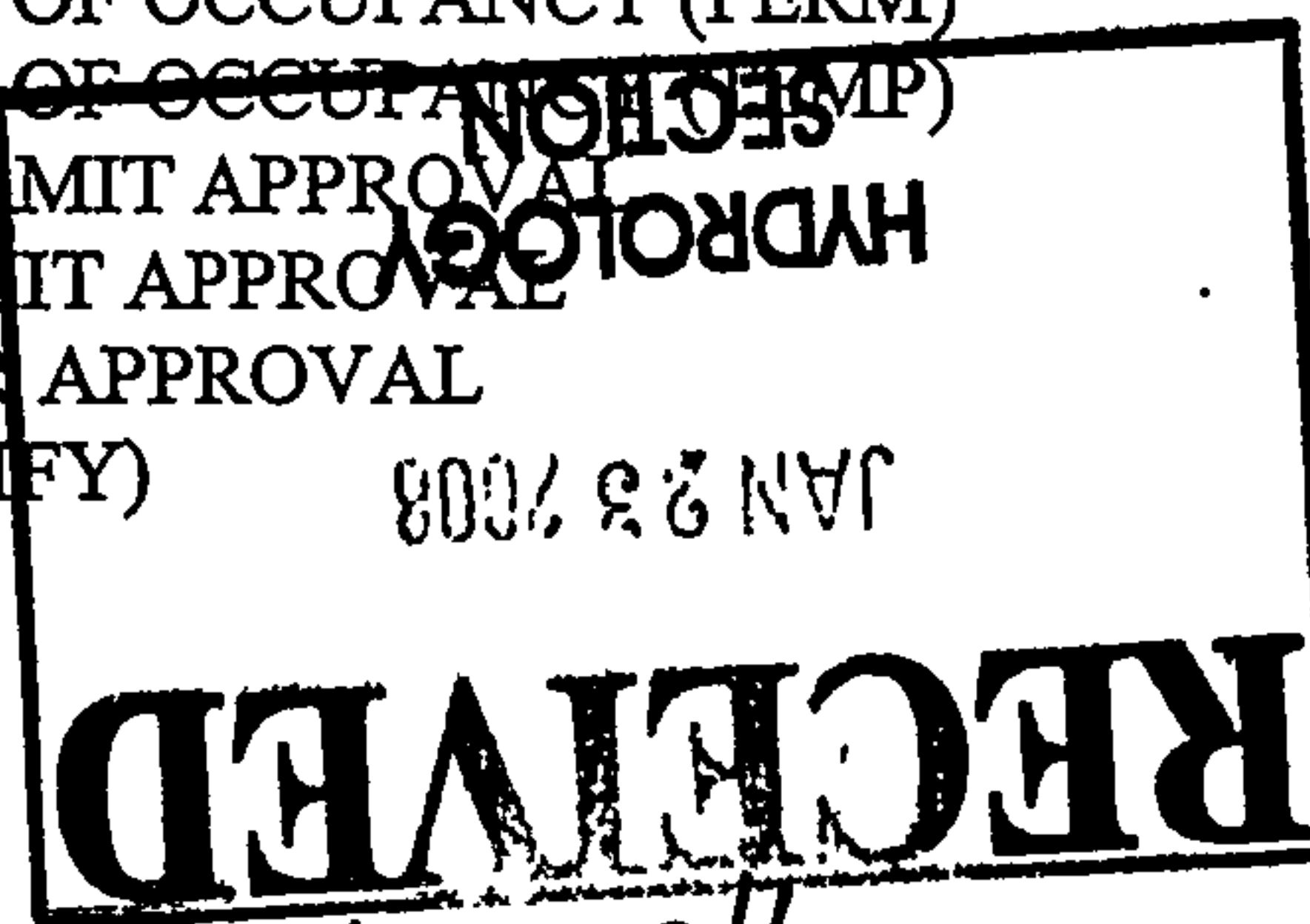
CHECK TYPE OF APPROVAL SOUGHT:  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (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: 11/23/08 BY: Larry Olsson

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:

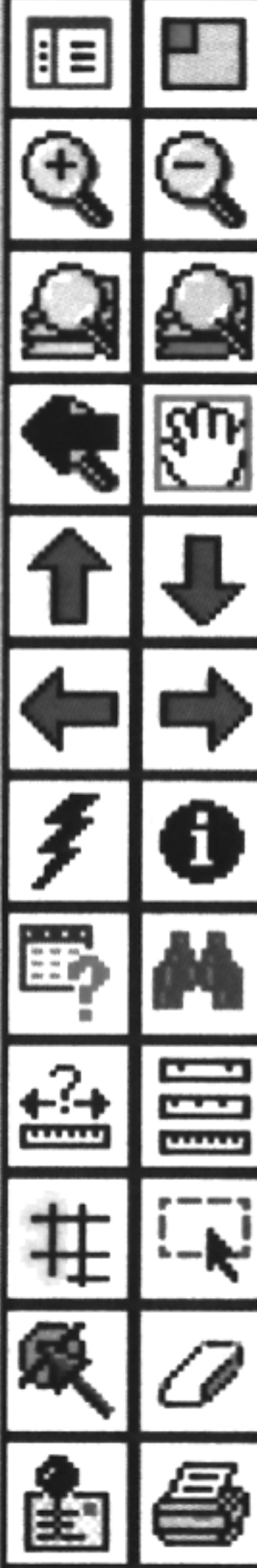
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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**CITY OF ALBUQUERQUE**  
[www.cabq.gov](http://www.cabq.gov)

# ALBUQUERQUE GIS DATA WEBSITE





### LAYERS

- ☒ STREETS
- ☒ BASEMAP
  - ☒ PARCELS
  - ☐ LOT NUMBERS
  - ☒ METRO ADDRESS
  - ☐ ZONING
  - ☐ OWNERSHIP
  - ☐ 2FT CONTOUR
  - ☐ ADDRESS POINTS
  - ☐ LANDUSE
- ☒ INFRASTRUCTURE
- ☐ TRANSIT/SUNTRAN
- ☐ BOUNDARIES
- ☐ SITES
- ☐ ENVIRONMENT
- ☐ APS
- ☐ TRAFFIC ENG.
- ☒ AIR PHOTO
  - ☒ 2006 AIR PHOTO
  - ☐ 2004 AIR PHOTO
  - ☐ 2002 AIR PHOTO
  - ☐ 1999 AIR PHOTO

**Refresh Map**

☒ Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible
- ☒ Visible group/layer, click to hide.
- Layer not visible at this scale

### Locate Results

#	Address	Score
1	2401 CHELWOOD PARK BLVD NE	50

Locate Another Address

Pan

SEARCH

REFRESH

HELP

INDEX PAGE

CONTACT



**BRI ENGINEERING**

7426 RIVERTON DR NW  
ALBUQUERQUE, NM 87120  
922-9409/401-2298

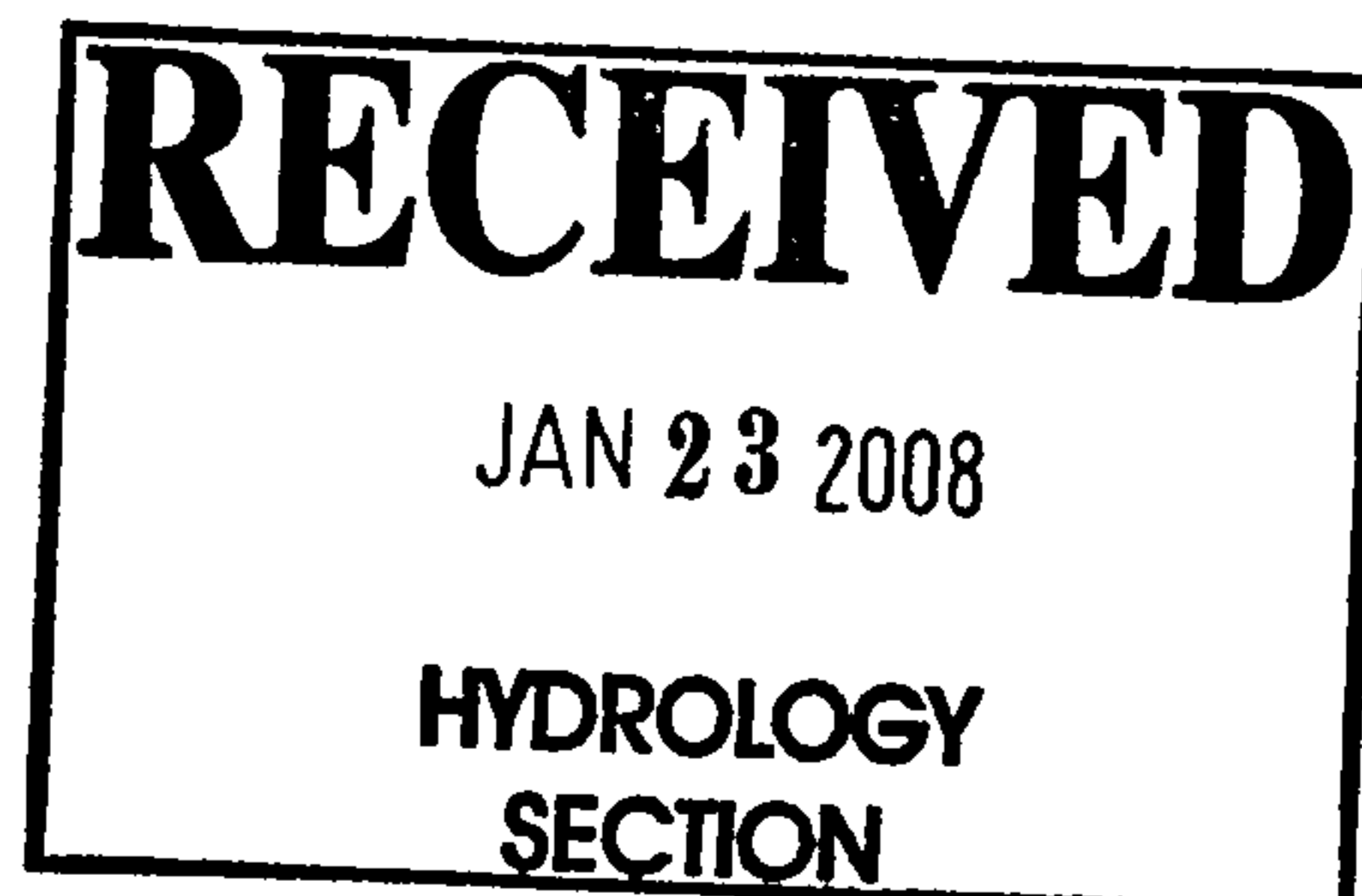
September 21, 2007

To To Whom It May Concern, City of Albuquerque Public Works  
From Bernard Freeman, PE  
Subject Grading and Drainage Plan: Enchanted Mesa Subdivision

I have reviewed the approved grading and drainage for plan as well as visually inspecting the completed grading for this development. The completed site grading is in "substantial agreement" with the approved plan. Minor modifications were completed in field due unforeseen conditions. These modifications have enhanced the approved plan.

Because of the nature of the changes, I do not believe that a revision of the grading and drainage plan is required. The revised site grading is adequate and meets the intent of the City of Albuquerque development requirements.

If you have any questions, please call me 248-7956.



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 9, 2006

David Hickman  
**Core, Ltd.**  
5924 Anaheim Ave NE Ste A  
Albuquerque, NM 87113

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
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New Mexico 87103

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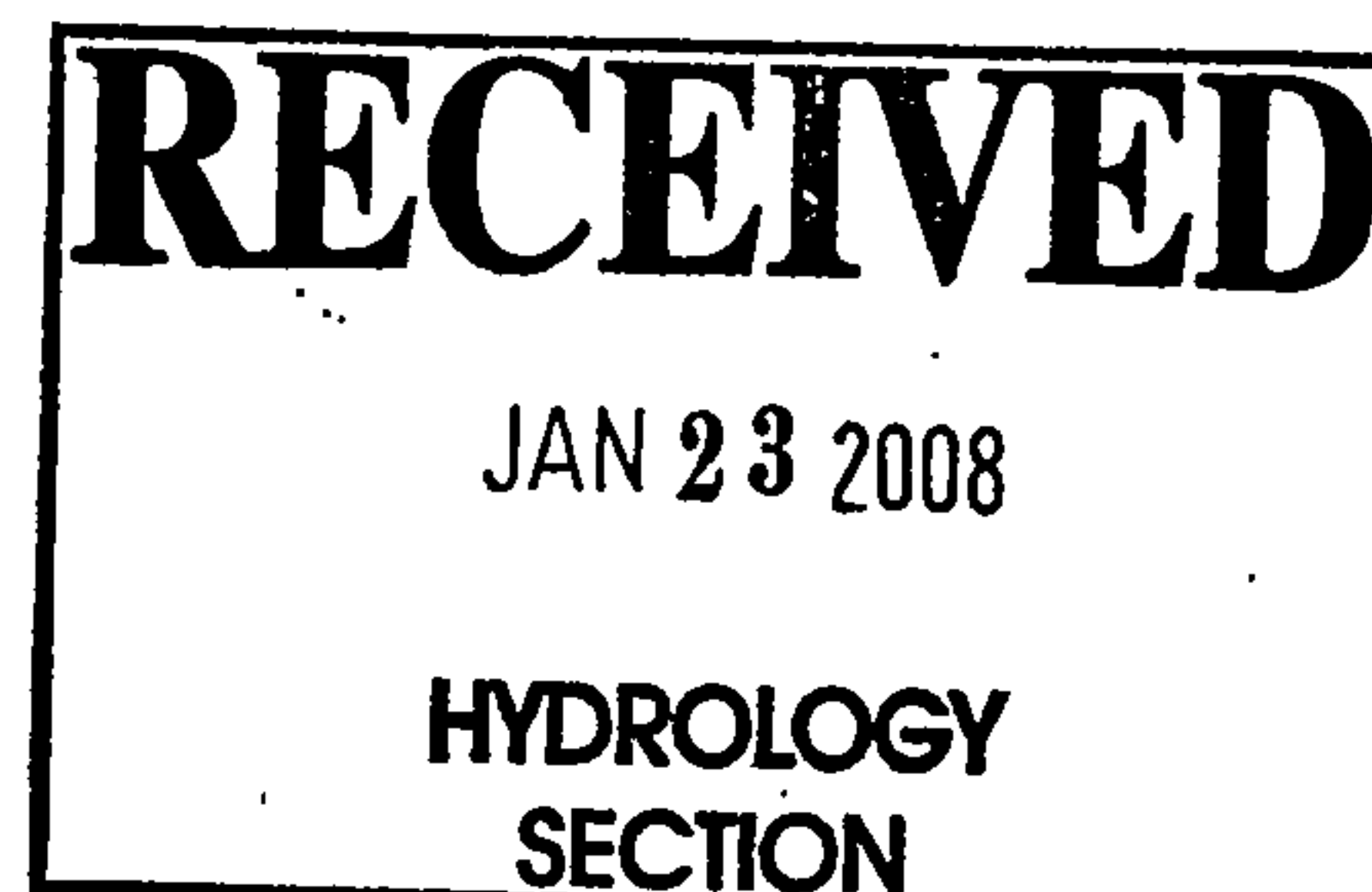
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

A handwritten signature in black ink, appearing to read "Wilfred A. Gallegos".

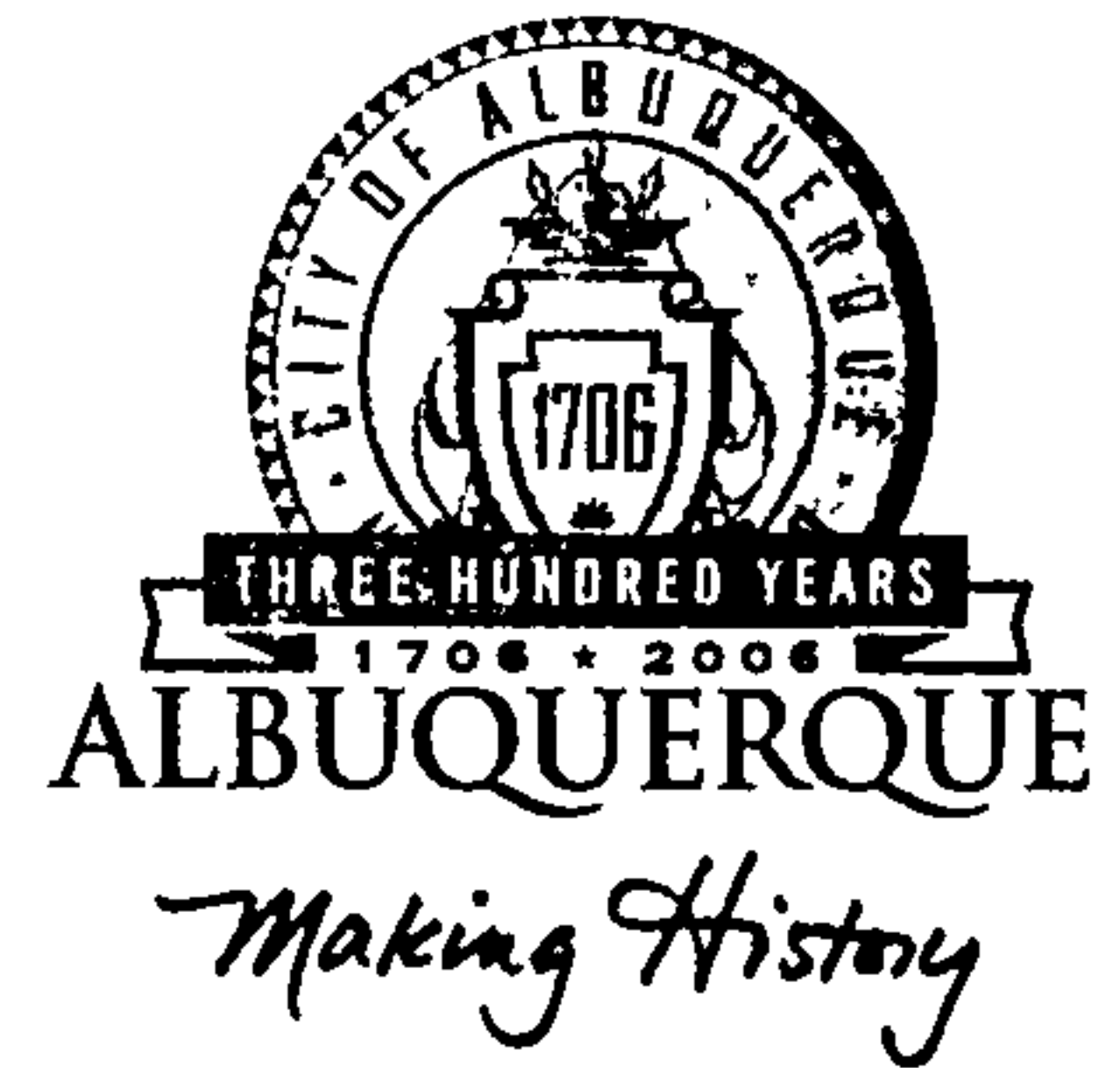
Wilfred A. Gallegos, PE  
Development and Building Services

cc: Hydrology file  
File





# CITY OF ALBUQUERQUE



March 2, 2006

Benard R. Freeman, P.E.  
BRF Engineering  
7426 Riverton Dr. NW  
Albuquerque, NM 87120

**Re: Enchanted Subdivision Lots 12-16, Enchanted Mesa, Lots 12-16, Block 8  
Grading & Drainage Plan-Engineer's Stamp dated 1-17-05 (H22-D74)**  
02-07-06

Dear Mr. Freeman,

Based upon the information provided in your submittal dated 2-7-06, 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. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Hydrology,  
Development and Building Services,  
Planning Department

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

PROJECT TITLE: Lots 12-16 Enchanted Subdivision ZONE MAP/DRG. FILE # H22-D74  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 12-16 BLK 8 Enchanted Mesa  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bernard Freeman  
 ADDRESS: 7426 Riverton Dr NW  
 CITY, STATE: ABQ NM 87120

CONTACT: Bernard Freeman  
 PHONE: 922 9409/401-2298  
 ZIP CODE: 87120

OWNER: Charles Sheldon  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: N/A  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: N/A  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: Larry Olesson  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

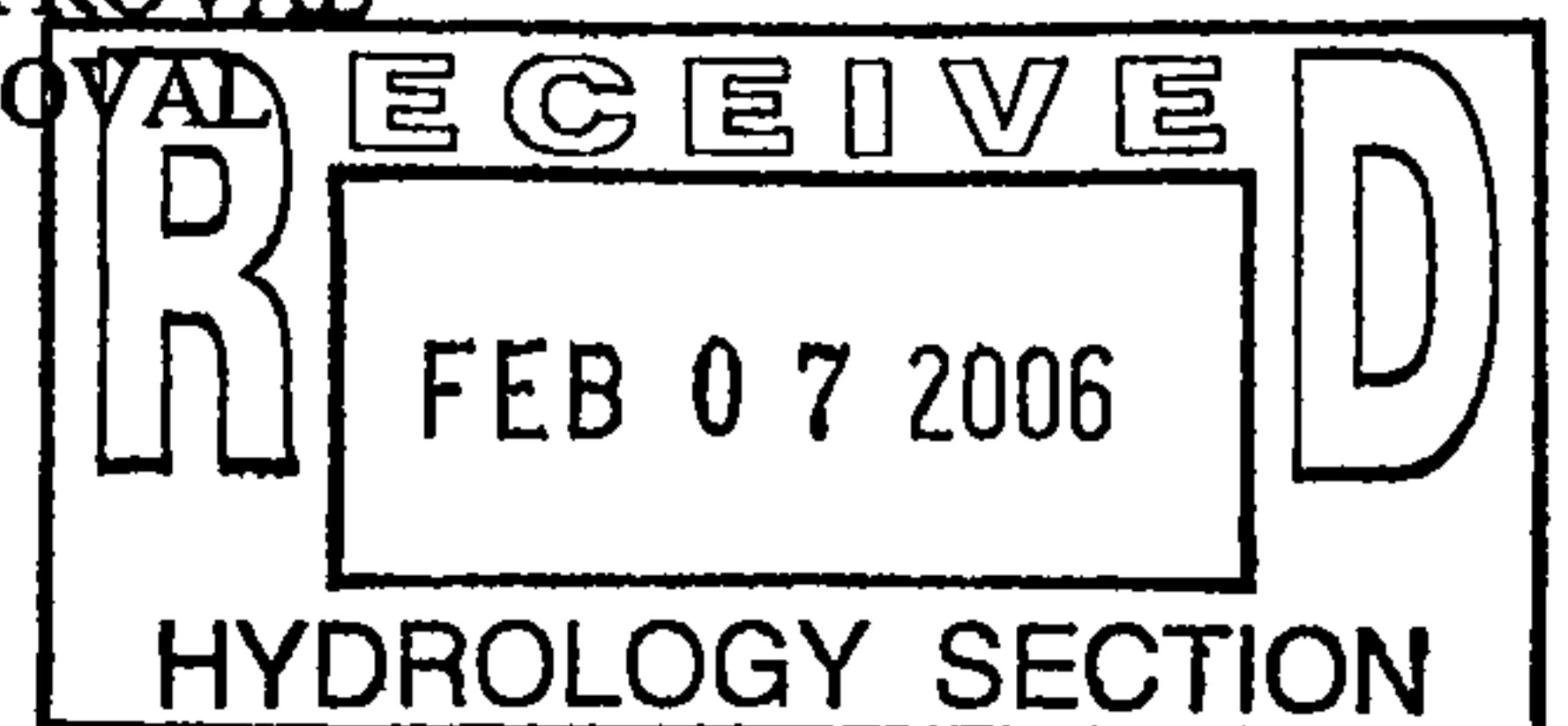
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB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

**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
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- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



SUBMITTED BY: Bernard Freeman DATE: 2/7/06

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.

**BRF ENGINEERING**  
7426 RIVERTON DR. NW  
ALBUQUERQUE, NM 87120  
922-9409/401-2298

February 6, 2006

To Bradley L. Bingham, Principal Engineer,  
Phillip J. Loyato, Engineering Associate, Hydrology  
City of Albuquerque  
Planning Dept. Development and Building Services

From Bernard Freeman, PE *Bernard Freeman*

Subject Grading and Drainage Plan: H22-D74 Dated 2/2/06 – Enchanted  
Subdivision Lots 12-16, Chelwood Park NE

Attached is a revised grading and drainage plan. This revised plan was prepared after our discussion in December 2005 and your recent comments date January 27, 2006.

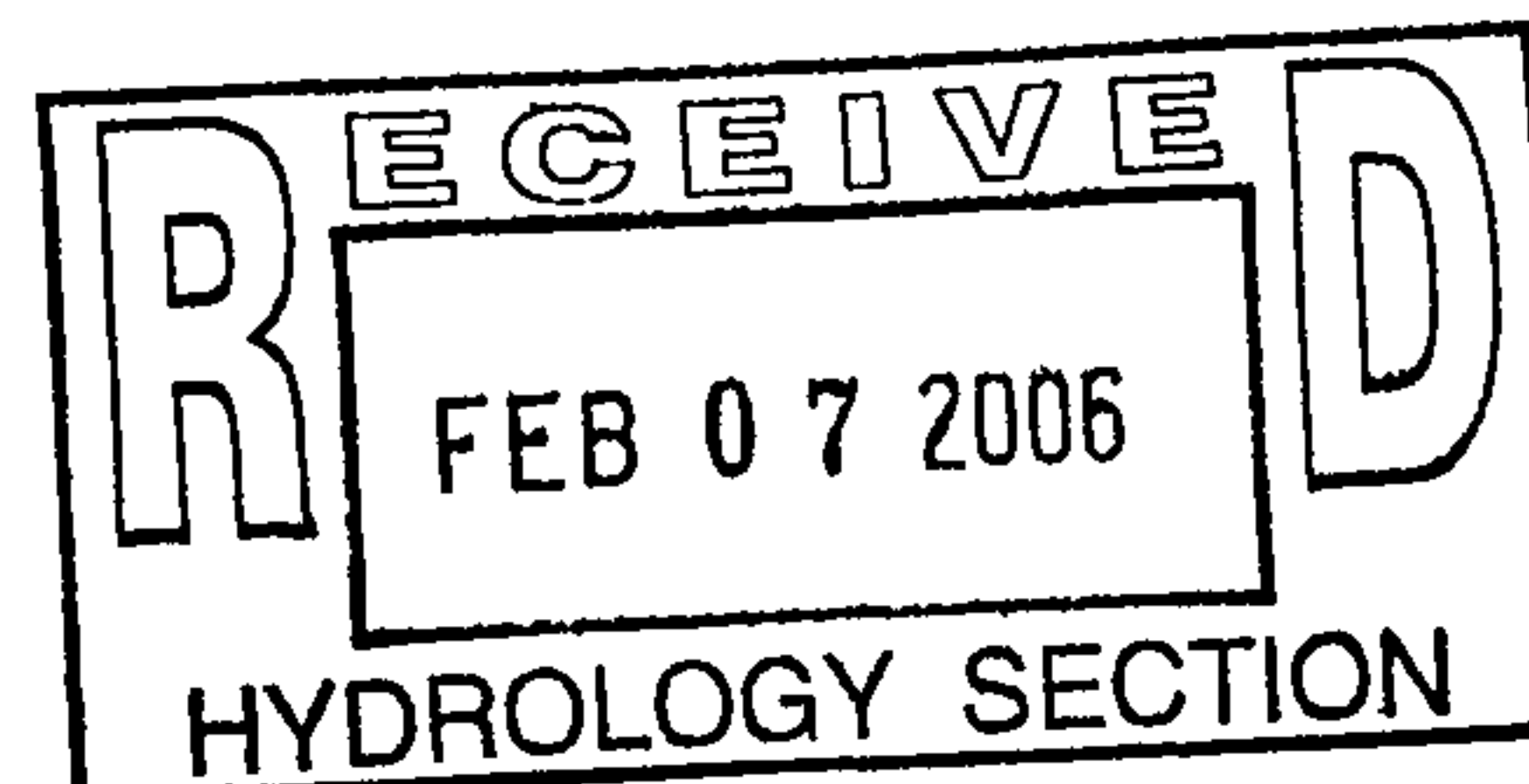
Response to your comments and additional information from our discussion are as follows:

1. The proposed condition narrative was revised to eliminate discussion concerning ponding.
2. Paving note includes reference to COA Drawing 2415.
3. Cutoff wall and driveway references COA Drawing 2415B.
4. Cobble stone called out with  $D_{50} = 4$  inches for velocity 2.4fps. Reference source is Design Guide for Riprap-Lined Flood Control Channels, Design Guide used by AMAFCA.
5. Completed as requested.
6. Revised as requested.
7. Correct date now on stamp. .

Additional information included on plan:

1. Runoff calculations were checked and math error was found and corrected for the volume of runoff from the area.

If you have any questions or additional concerns, please call me at 248-7956 or 922-9409.





# CITY OF ALBUQUERQUE



January 16, 2008

Bernard R. Freeman, P.E.  
**BRF Engineering**  
7426 Riverton Dr. NW  
Albuquerque, NM 87120

**Re: Enchanted Subdivision, 2401 Chelwood Park Dr.,  
(H-22/D074)**

**Approval of Permanent Certificate of Occupancy,  
Engineer's Stamp Date 2/07/2006**

**Certification dated: 09-21-07**

Mr. Freeman:

P.O. Box 1293

Based upon the information provided in your submittal received 10/26/07, 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.

New Mexico 87103

Sincerely,

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

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

H-22 / D074  
~~H-22-074~~

PROJECT TITLE: 2401 Chelwood Park Dr ZONE MAP: ~~H-22-074~~  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 16 A Block 8  
 CITY ADDRESS: 2401 Chelwood Park Dr

ENGINEERING FIRM: BRF Engineering CONTACT: Bernard Freeman  
 ADDRESS: 7426 Riverston Dr NW PHONE: 401-2298  
 CITY, STATE: Alb NM ZIP CODE: 87120

OWNER: Chelwood LLC CONTACT: Larry Ollason  
 ADDRESS: 10811 San Antonio Dr NE PHONE: 321-5299  
 CITY, STATE: Alb NM ZIP CODE: 87122

ARCHITECT: Maquire Inc. CONTACT: Chuck Maquire  
 ADDRESS: 1925 Apache Court PHONE: 255-4008  
 CITY, STATE: Alb NM ZIP CODE: 87106

SURVEYOR: Harris Survey CONTACT: Tony Harris  
 ADDRESS: 2412 - D Monroe St NE PHONE: 889-8056  
 CITY, STATE: Alb NM ZIP CODE: 87110

CONTRACTOR: Ollason Const Inc. CONTACT: Larry Ollason  
 ADDRESS: 10811 San Antonio Dr NE PHONE: 321-5299  
 CITY, STATE: Alb NMex ZIP CODE: 87122

**TYPE OF SUBMITTAL:**

\_\_\_\_\_ DRAINAGE REPORT  
 \_\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
 \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
 \_\_\_\_\_ CONCEPTUAL G & D PLAN  
 \_\_\_\_\_ GRADING PLAN  
 \_\_\_\_\_ EROSION CONTROL PLAN  
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 \_\_\_\_\_ CLOMR/LOMR  
 \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
☒ ENGINEER'S CERT (TCL)  
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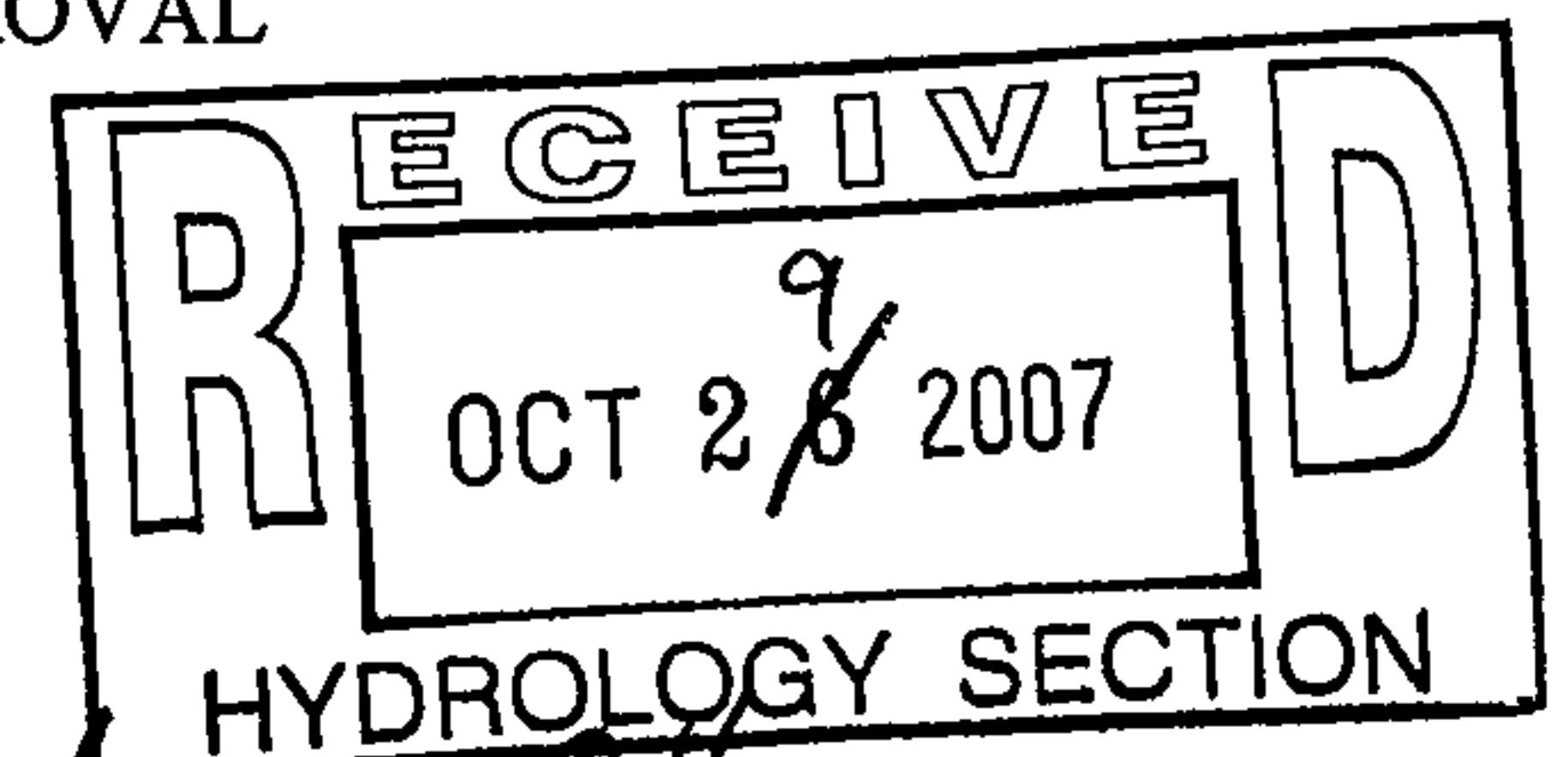
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 \_\_\_\_\_ FOUNDATION PERMIT APPROVAL  
 \_\_\_\_\_ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
☒ CERTIFICATE OF OCCUPANCY (TEMP)  
 \_\_\_\_\_ GRADING PERMIT APPROVAL  
 \_\_\_\_\_ PAVING PERMIT APPROVAL  
 \_\_\_\_\_ WORK ORDER APPROVAL  
 \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

\_\_\_\_\_ YES  
 \_\_\_\_\_ NO  
 \_\_\_\_\_ COPY PROVIDED

DATE SUBMITTED: 10/26/07 BY: Larry Ollason



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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**BRF ENGINEERING**

7426 RIVERTON DR. NW  
ALBUQUERQUE, NM 87120  
922-9409/401-2298

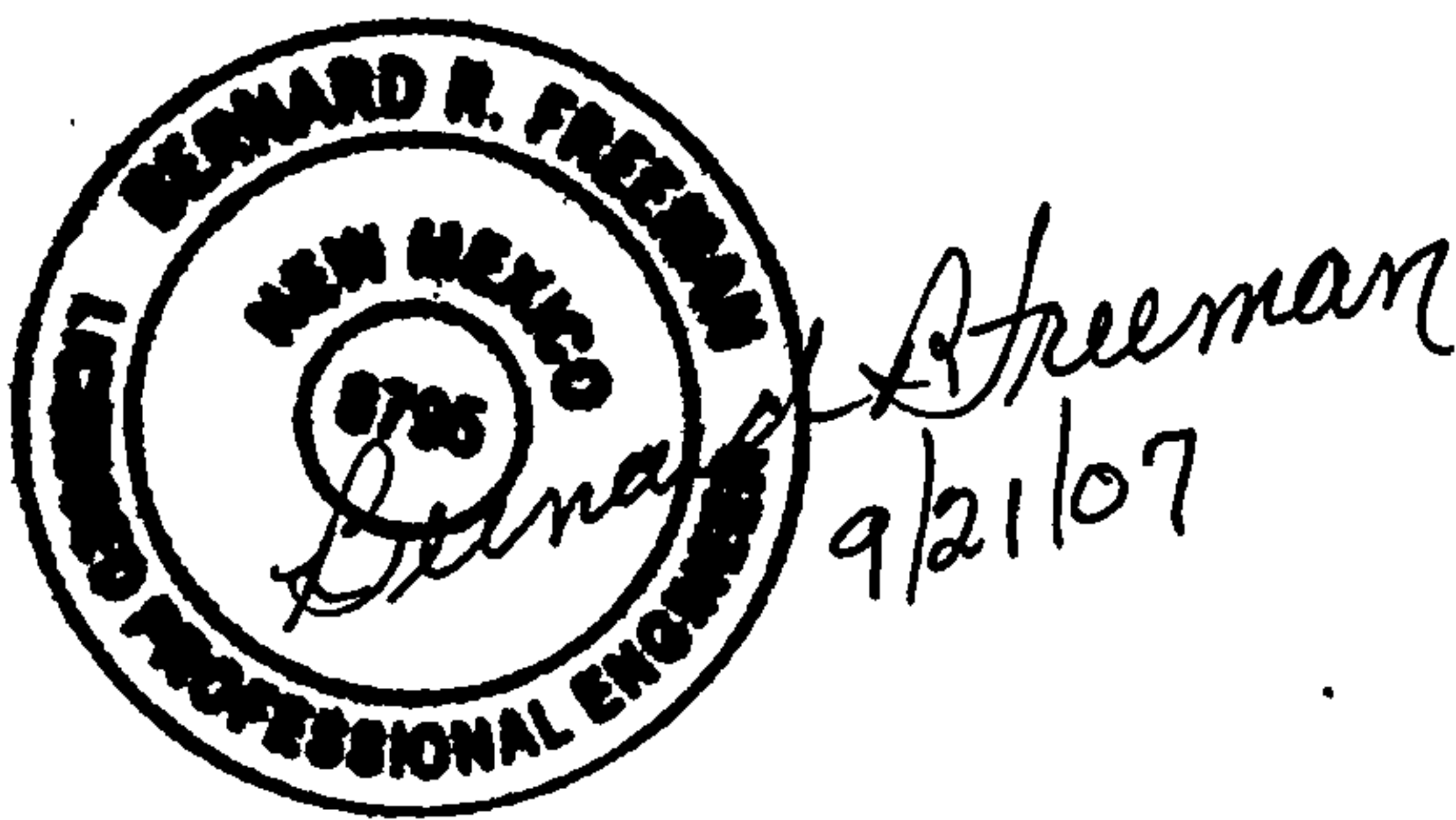
September 21, 2007

To To Whom It May Concern, City of Albuquerque Public Works  
From Bernard Freeman, PE  
Subject Grading and Drainage Plan: Enchanted Mesa Subdivision

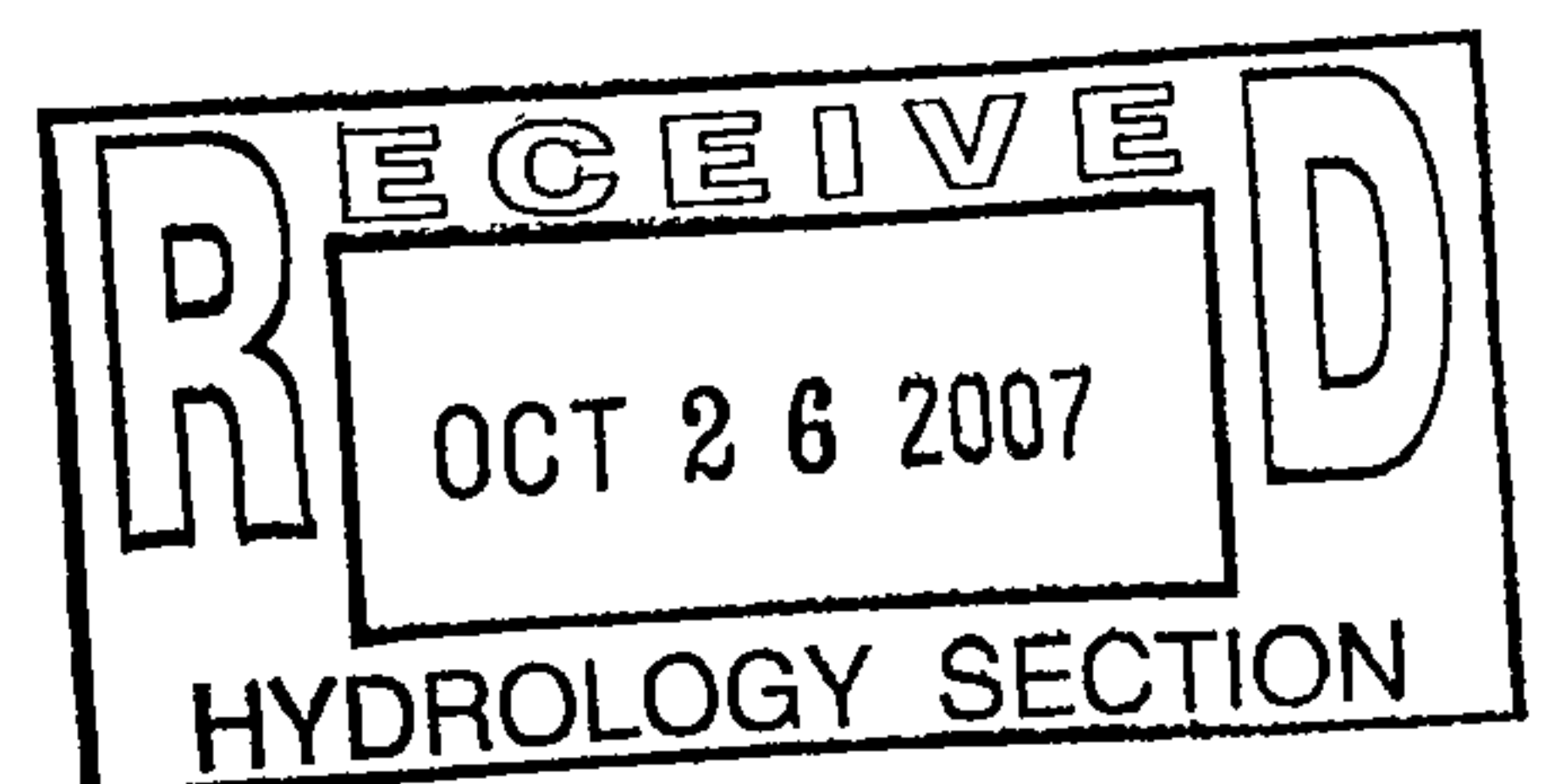
I have reviewed the approved grading and drainage for plan as well as visually inspecting the completed grading for this development. The completed site grading is in "substantial agreement" with the approved plan. Minor modifications were completed in field due unforeseen conditions. These modifications have enhanced the approved plan.

Because of the nature of the changes, I do not believe that a revision of the grading and drainage plan is required. The revised site grading is adequate and meets the intent of the City of Albuquerque development requirements.

If you have any questions, please call me 248-7956.



Permit # 0600670





# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 9, 2006

08/02/06

David Hickman  
Core, Ltd.  
5924 Anaheim Ave NE Ste A  
Albuquerque, NM 87113

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Offices and Warehouse for Chelwood Project [H-22/D-74]  
(2401 Chelwood Park), Albuquerque, NM  
Engineer's/Architect's Stamp Dated 08-01-2006

Dear Mr. Hickman,

The TCL submittal dated August 2, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

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 needs stamp 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,

Wilfred A. Gallegos, PE  
Development and Building Services

cc: Hydrology file  
File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

PROJECT TITLE: Chelwood Project ZONE MAP: H-22/D74  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 16A, Blk 8, Enchanted Mesa  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: BBF Engineering CONTACT: Bernard Friedman  
ADDRESS: 7426 Riverton Dr, NW PHONE: \_\_\_\_\_  
CITY, STATE: Alb NM ZIP CODE: 87120

OWNER: Chelwood Dr LLC CONTACT: Larry Ollason  
ADDRESS: 10816 San Antonio Dr NE PHONE: 821-9304  
CITY, STATE: Alb NM ZIP CODE: 87122

ARCHITECT: Cove, Ltd CONTACT: David Hickman  
ADDRESS: 5924 Anaheim Ave, NE, Suite A PHONE: 796-0894  
CITY, STATE: Alb NM ZIP CODE: 87113

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

CONTRACTOR: Ollason Const, Inc CONTACT: Larry Ollason  
ADDRESS: 10811 San Antonio Dr PHONE: 821-9304  
CITY, STATE: Alb, NM ZIP CODE: 87122

**TYPE OF SUBMITTAL:**

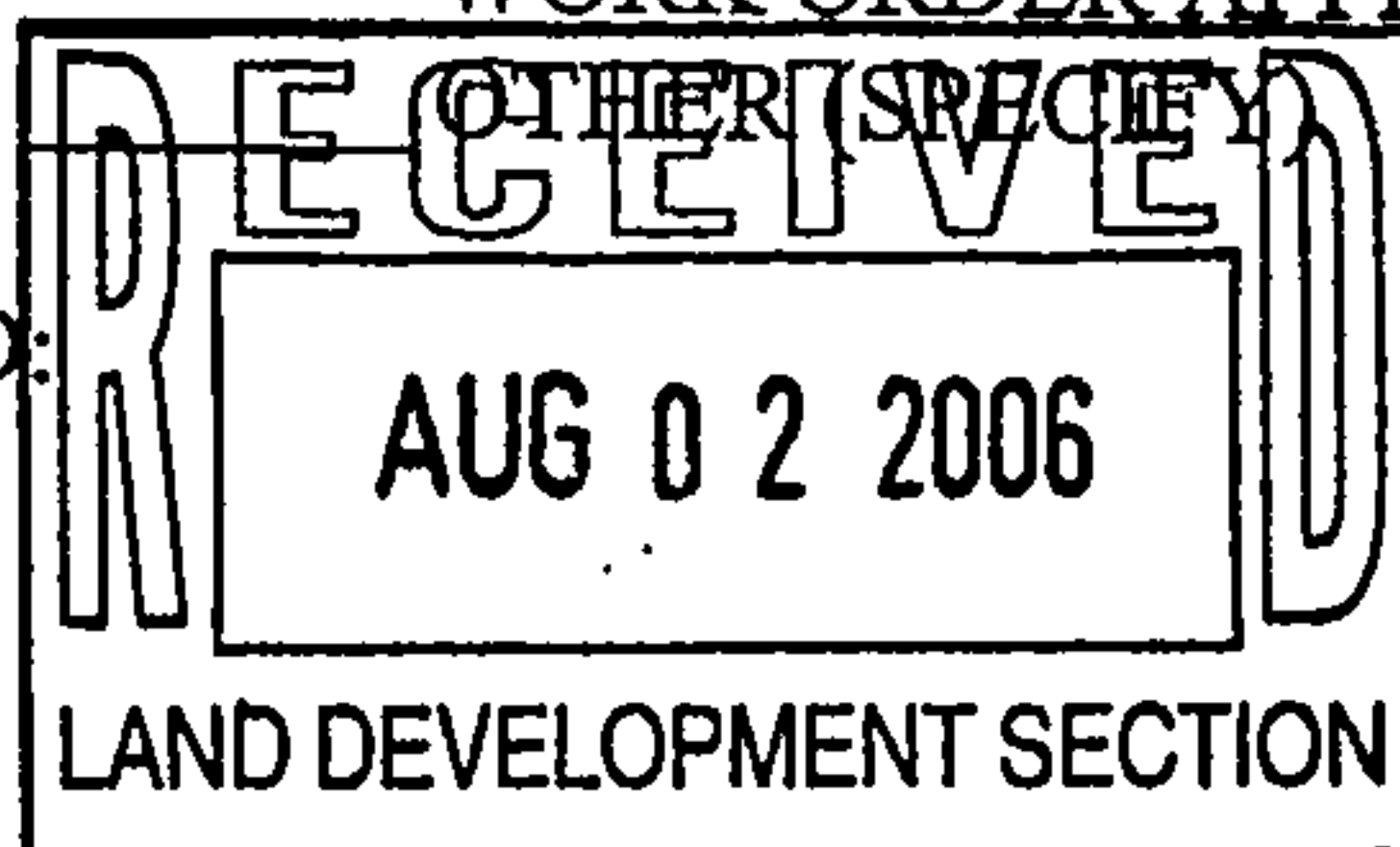
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☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED



CALL WHEN  
APPROVED!

255-2440

DATE SUBMITTED: 8/2/06 BY: Charles D. Maguire  
for COVE, Ltd

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