

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 13, 2007

Robert Calvani, Registered Architect
1306 Rio Grande NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Fellow Baptist Church, [K-9 / D23A]
500 Oliver Ross Rd. NW
Architect's Stamp Dated 02/08/07

Dear Mr. Calvani:

The TCL / Letter of Certification submitted on February 12, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: FELLOWSHIP BAPTIST CHURCH FIRST FRUITS CHRISTIAN ACADEMY K9/D023A
DRB#: 06 DRB -00266 EPC#: _____ ZONE MAP/DRG. FILE # K-9-7
WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 500 OLIVER ROSS RD NW

ENGINEERING FIRM: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

OWNER: FELLOWSHIP BAPTIST CHURCH

ADDRESS: _____

CITY, STATE: ALBU NM

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: NCA ARCHITECTSADDRESS: 1300 RIO GRANDE BLVD NWCITY, STATE: ALBU NM 87104CONTACT: DAVE PURTZPHONE: 255-6400

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: INDUSTRIAL WEST

ADDRESS: _____

CITY, STATE: ALBU NM

CONTACT: _____

PHONE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

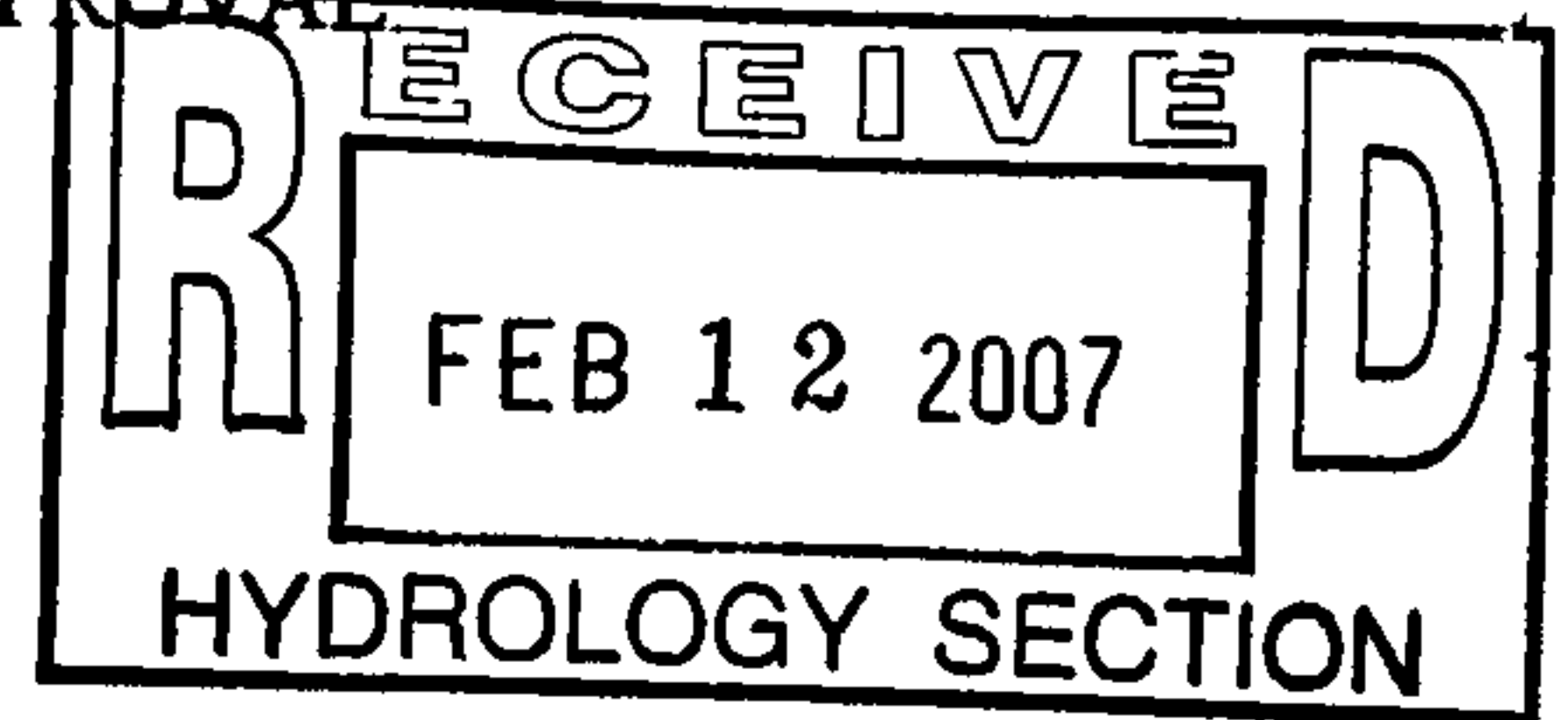
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER/ARCHITECT CERT (TCL)
☒ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT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

SUBMITTED BY: DAVE PURTZDATE: 2.12.07

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 define 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.



Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas Wilber

February 08, 2007

Nilo Salgado-Fernandez, Senior Engineer
City of Albuquerque
Transportation Development Section
600 2nd Street NW
Albuquerque, NM 87102

924-3630

RE: Letter of Substantial Completion for Transportation
Fellowship Baptist Church
First Fruits Christian Academy
500 Oliver Ross Rd. NW
Albuquerque, NM

Dear Mr. Salgado-Fernandez:

I, Robert Calvani, AIA, of the firm NCA, hereby certify that this project is in substantial compliance in accordance with the design intent of the approved traffic plan dated 3/15/06. The record information edited onto the original design document has been obtained by Don Whitlow of the firm Industrial West. I further certify that I have personally visited the project site on February 08, 2007 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

There are no exceptions and/or qualifications.

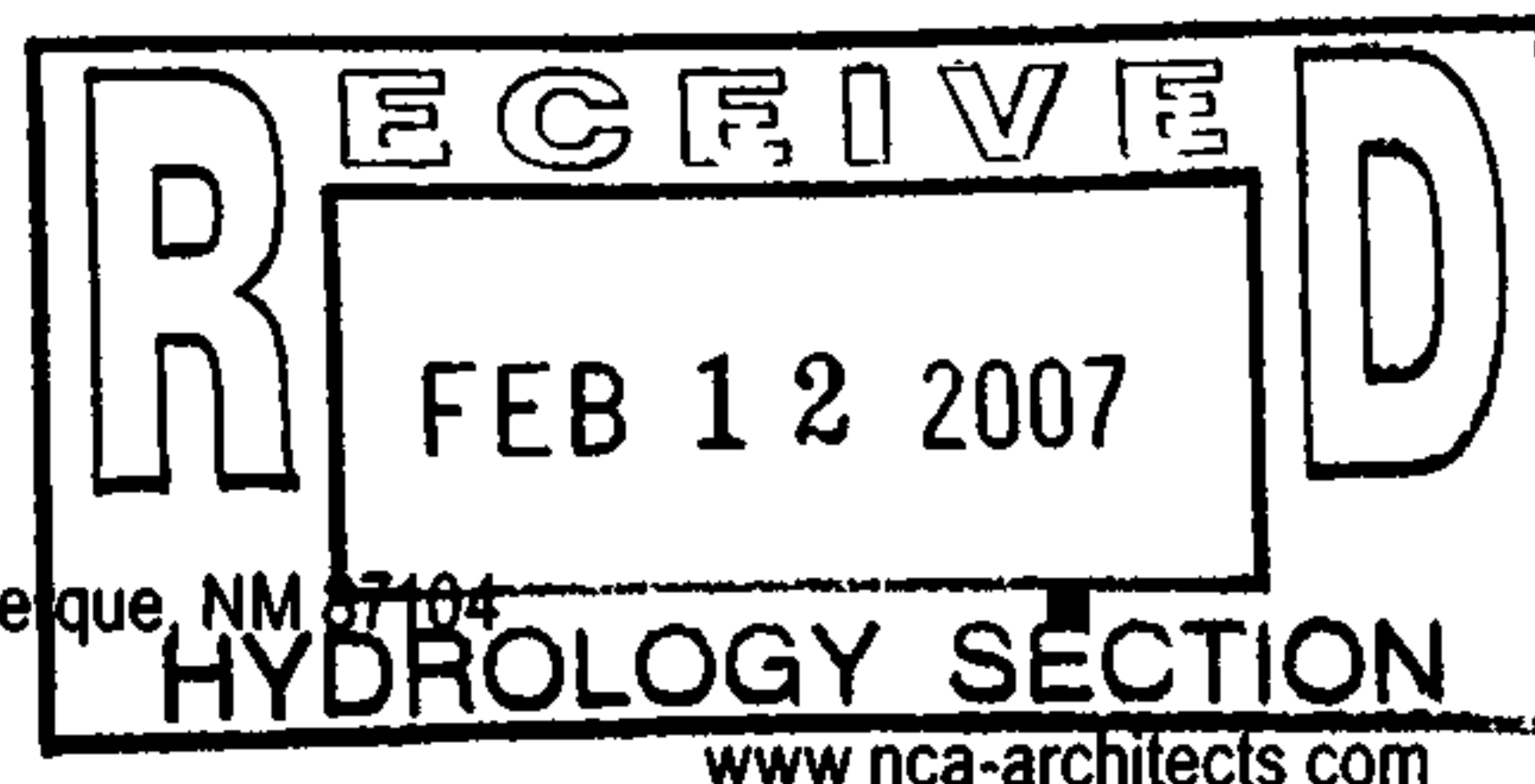
There are no deficiencies and/or required corrections.

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.

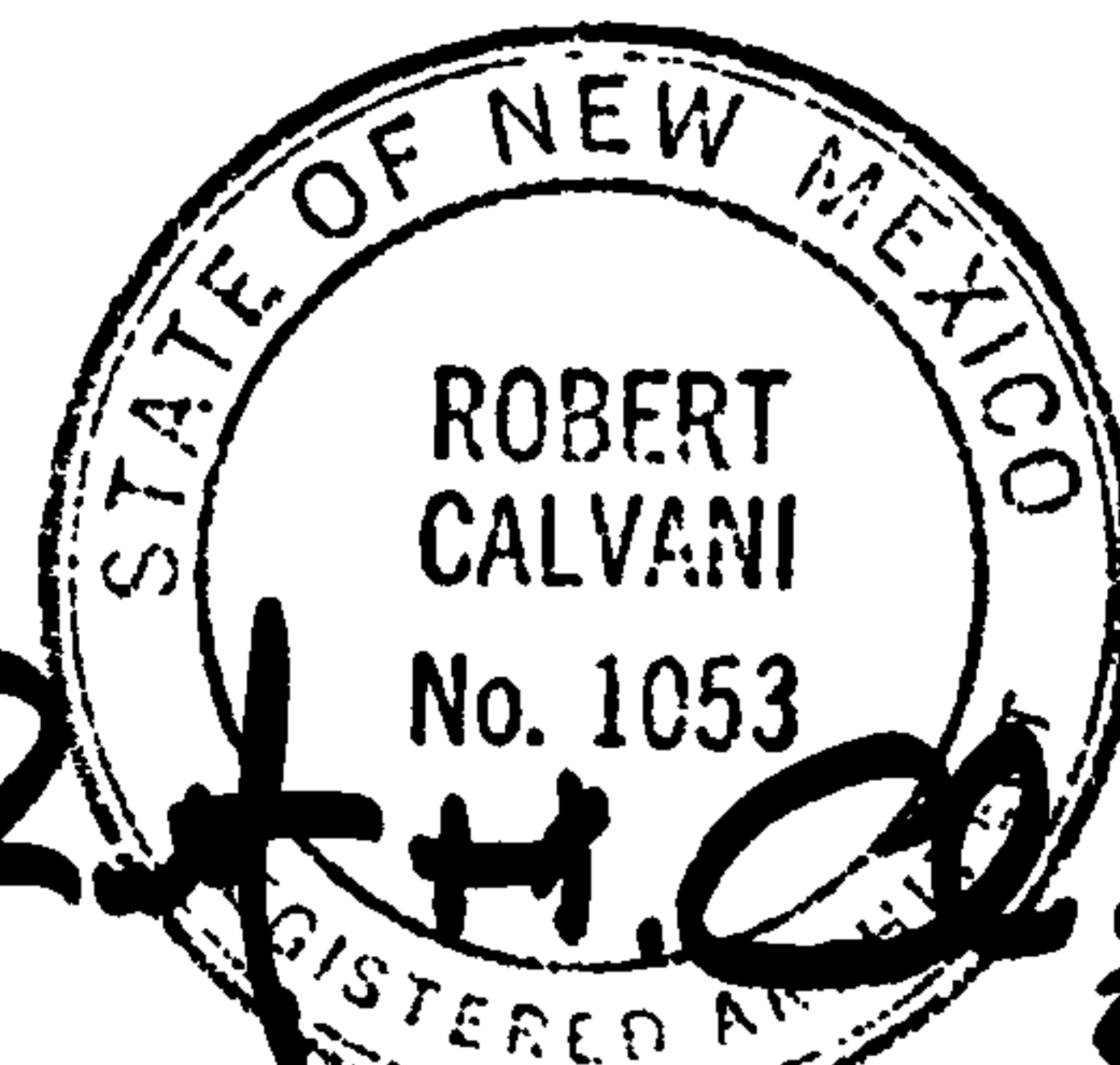
Robert Calvani
(typed architect's name)

(Stamp)

2/08/07
Date



1306 Rio Grande Blvd. NW, Albuquerque, NM 87104



(505) 255-6400 Phone (505) 268-6954 Fax

2-8-07

CITY OF ALBUQUERQUE



March 30, 2007

Mr. Verlyn Miller, P.E.
Miller Engineering Consultants
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

**Re: Fellowship Baptist Church First Fruits Christian Academy Classrooms and
Gymnasium, 500 Oliver Ross Rd. NW,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/29/2006 (K-9/D023A)
Certification dated 03/28/2007**

Based upon the information provided in your submittal received 3/30/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

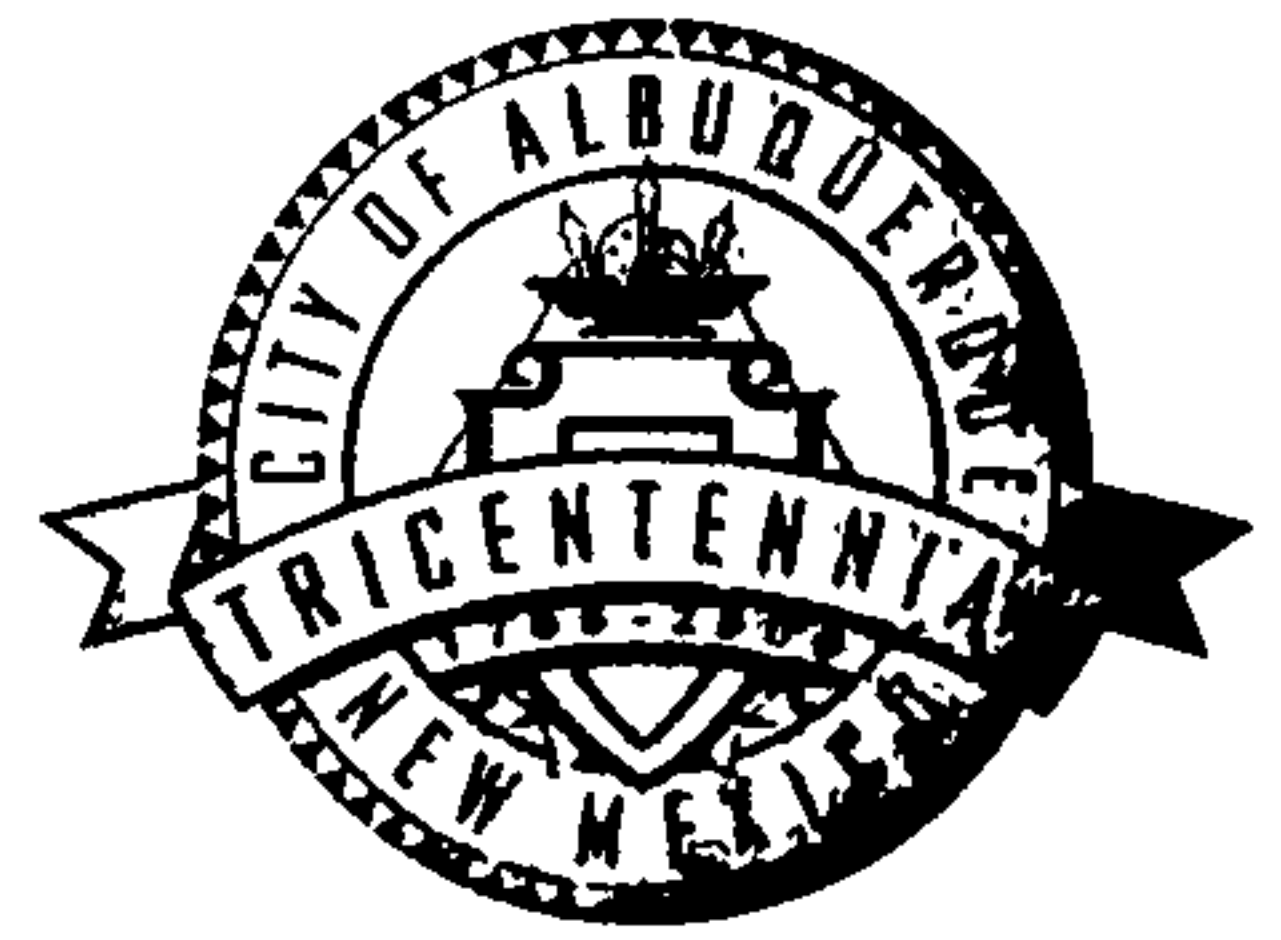
New Mexico 87103

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

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



March 28, 2007

Verlyn Miller II, P.E.
Miller Engineering Consultants
95 Hwy 344 N
Edgewood, NM 87015

**Re: Fellowship Baptist Church First Fruits Christian Academy Classrooms and
Gymnasium, 500 Oliver Ross Rd. NW,
Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/29/06 (K-9/D023A)
Certification dated 03/28/07**

P.O. Box 1293

Albuquerque

New Mexico 87103

Based upon the information provided in your submittal received 3/28/07, the above referenced certification cannot be approved until the following comments are addressed:

3/29/07
SO#19 approved
by Duane

1. A final SO#19 inspection must be completed and approved prior to approval. Please contact Duane Schmitz for approval of SO#19 at 235-8016.
2. The Engineer's Certification will need to reflect the correct stamp date in the language.

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

www.cabq.gov

Sincerely,

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

C: File K9-D023A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Fellowship Baptist Church ZONE MAP/DRG. FILE # K9/D23A
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 8350 SWL BELL RD NW 29121

ENGINEERING FIRM: Miller Eng
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: Verlen
 PHONE: _____
 ZIP CODE: 888-7500

OWNER: Fellowship Baptist Church
 ADDRESS: _____
 CITY, STATE: SWL AS ABOVE

CONTACT: David
 PHONE: 242-1928
 ZIP CODE: _____

ARCHITECT: NCA
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: DAVID
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: SW SURLEY
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: AN
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: FRUIT RIM WEST
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: TOM
 PHONE: 341-0214
 ZIP CODE: _____

TYPE OF SUBMITTAL:

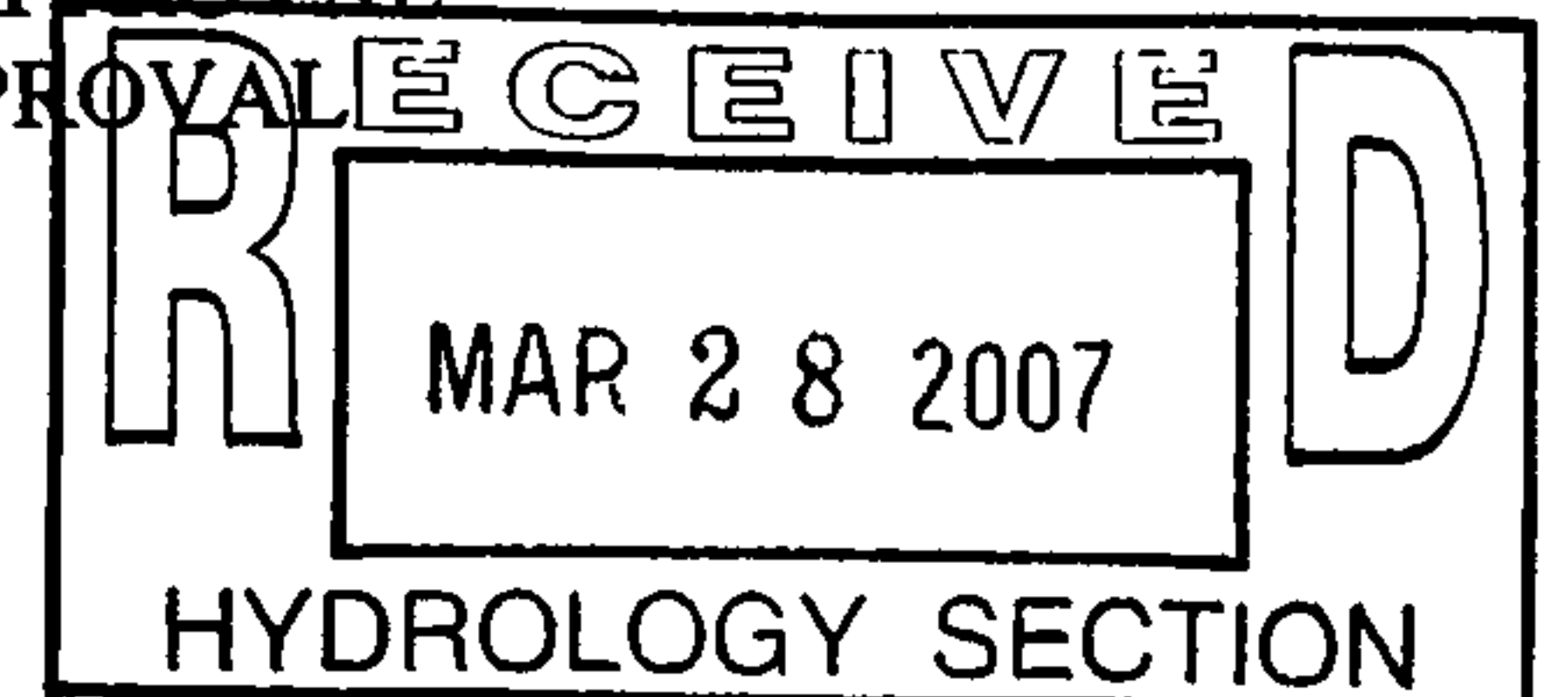
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☒ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT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

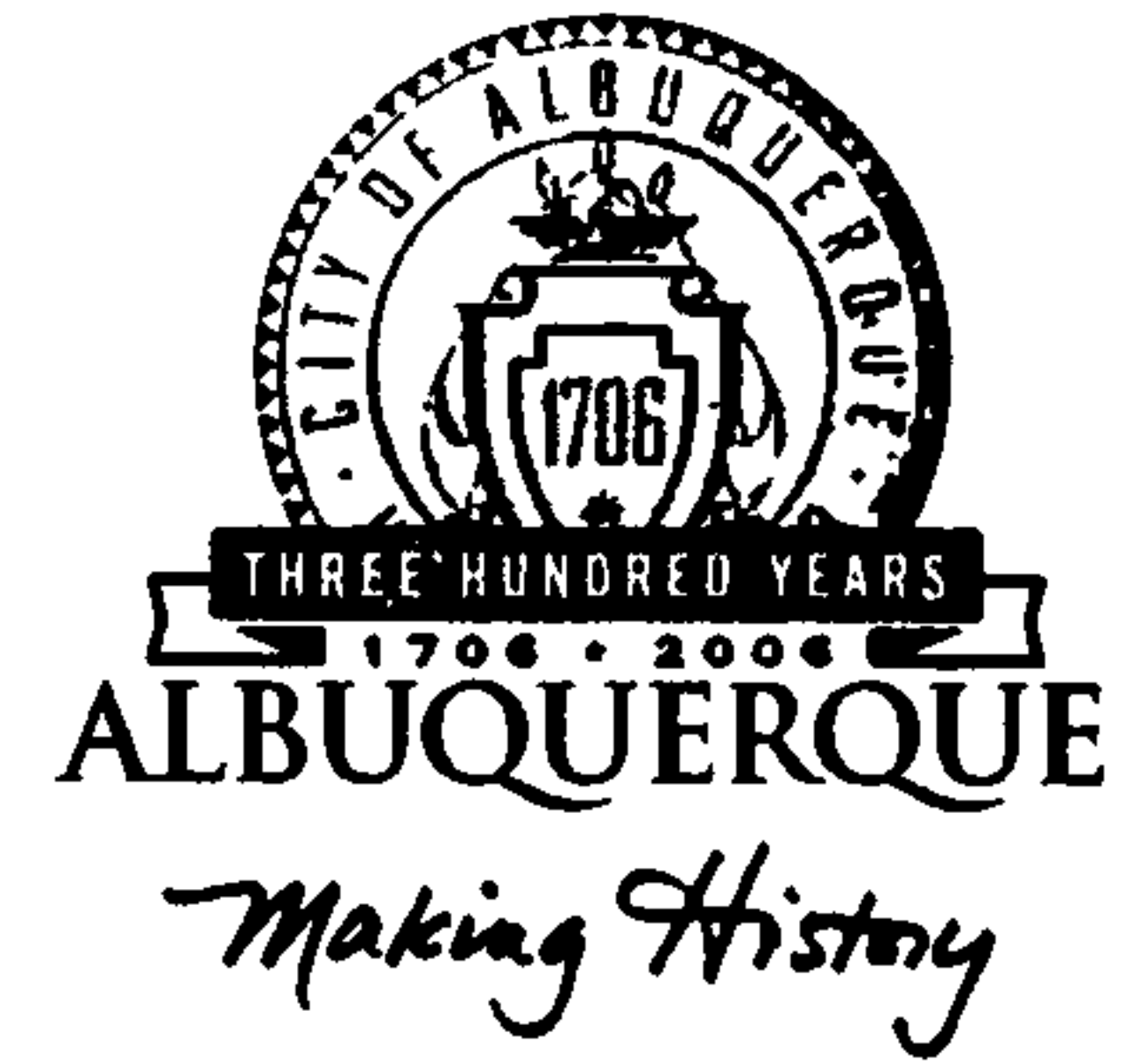


SUBMITTED BY: [Signature] DATE: 3/24/07

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 define 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



January 16, 2006

Verlyn A. Miller, PE
Miller Engineering Consultants
95 344 Hwy No, PO Box 520
Edgewood, NM 87015

**Re: Fellowship Baptist Church, 500 Oliver Ross NW-Grading & Drainage Plan
Engineer's Stamp dated 1-23-06 (K9-D23A)**

Dear Mr. Miller,

Based upon the information provided in your submittal dated 1-24-06, the above referenced plan cannot be approved for Building Permit or Grading Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- Drainage plan is required to adhere to the Clifford West Business Park Drainage Master Plan (K9/D23) dated September 1997.
- Reference the master plan in the proposed development narrative.
- Provide hydrology calculations for existing on-site conditions.
- Provide pond volume, routing and orifice calculations.
- Driveways must be detailed per the City of Albuquerque Standard Specifications for Public Works.

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

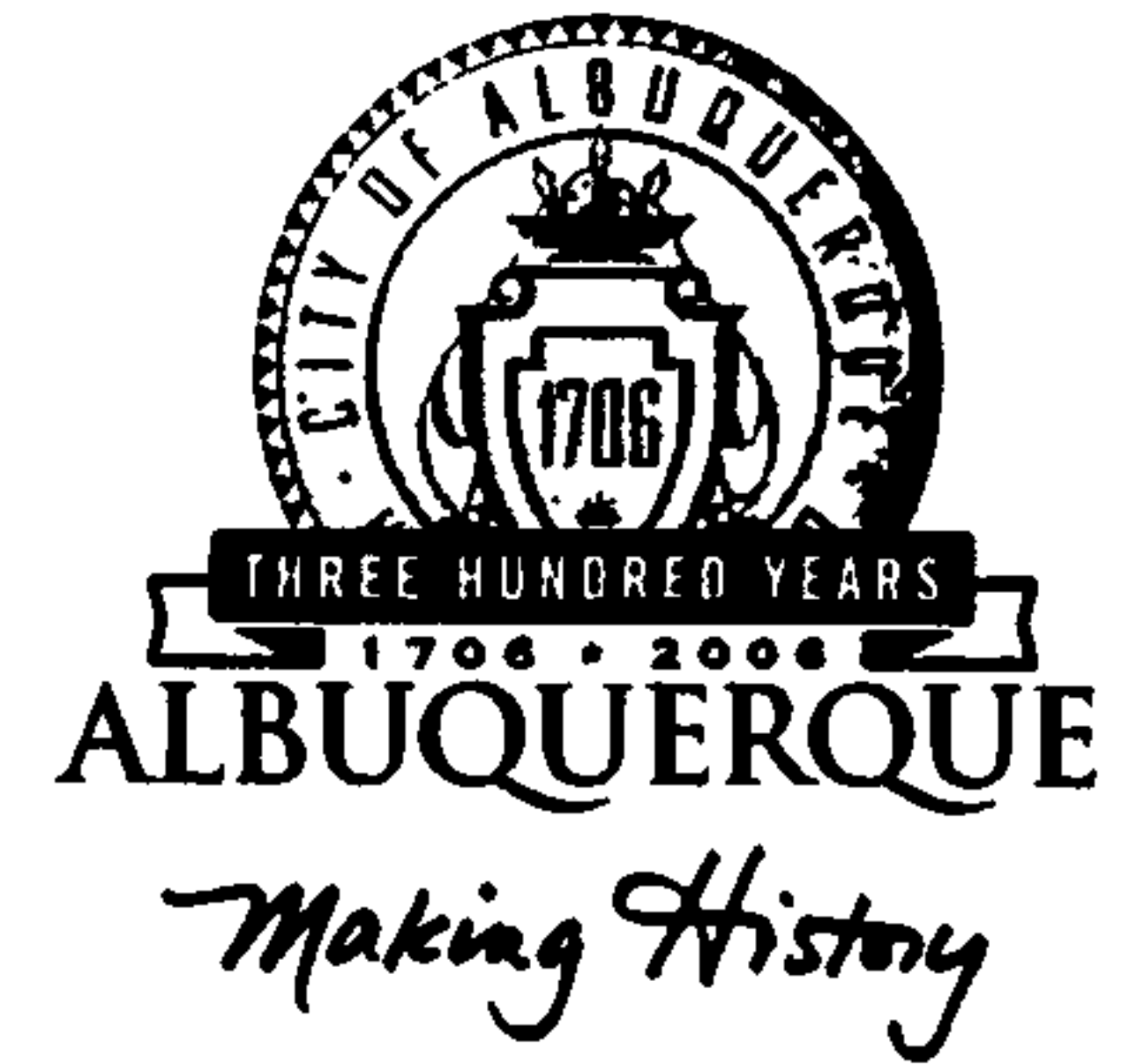
www.cabq.gov

Sincerely,

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

cc: file

CITY OF ALBUQUERQUE



March 24, 2006

Verlyn A. Miller, PE
Miller Engineering Consultants
95 344 Hwy No, PO Box 520
Edgewood, NM 87015

**Re: Fellowship Baptist Church, 500 Oliver Ross NW-Grading & Drainage Plan
Engineer's Stamp dated 3-7-06 (K9-D23A)**

Dear Mr. Miller,

Based upon the information provided in your submittal dated 3-8-06, 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

- Revise the Proposed Development narrative to reference a ~~retention~~ ^{detention} pond.
- Rewrite the Storm Water Routing narrative to follow the ~~retention~~ ^{detention} pond concept.
- Revise the build note for the pond to reference a ~~retention~~ ^{detention} pond.
- Is the pond going to remain oversized?
- Revise allowable discharge rate to 1.29 cfs.

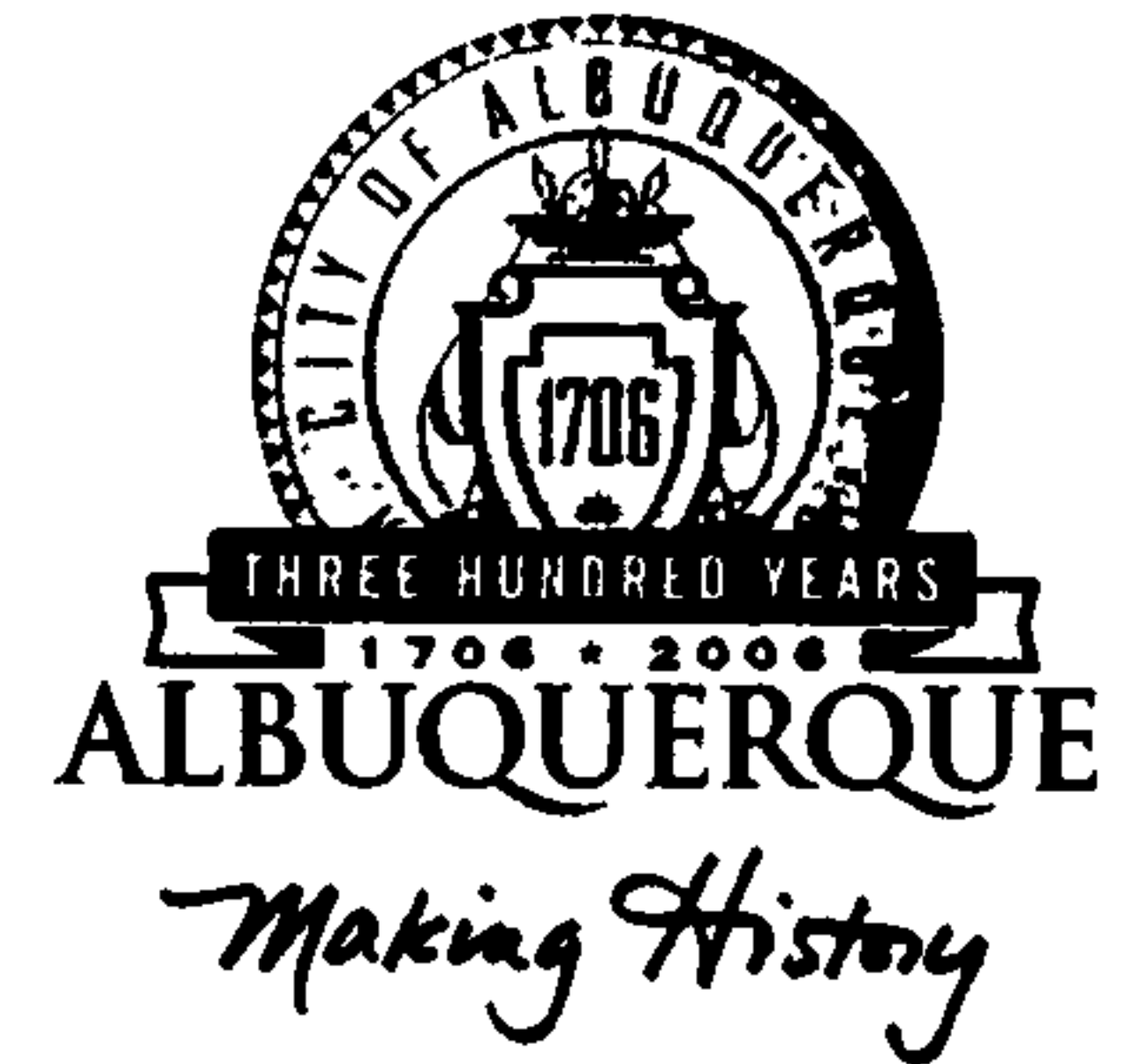
If you have any questions, you can contact me at 924-3990.

Sincerely,

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

cc: file

CITY OF ALBUQUERQUE



April 3, 2006

Verlyn A. Miller, PE
Miller Engineering Consultants
95 344 Hwy No, PO Box 520
Edgewood, NM 87015

*Ed Elwell has
not visited the site*

**Re: Fellowship Baptist Church, 500 Oliver Ross NW-Grading & Drainage Plan
Engineer's Stamp dated 3-29-06 (K9-D23A)**

Dear Mr. Miller,

Based upon the information provided in your submittal dated 3-29-06, 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. Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

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., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Charles Caruso, DMD
file

*Approved for SD19
- KAZ
8/15/06*

3-27-07

Spoke to Ryan Miller
today. The plan he will
submit for CO will have
spot elevations on top of
the gray area.

I told Ryan
that was OK.

Chris 3-27-07

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: FELLOWSHIP BAPTIST CHURCH ZONE MAP/DRG. FILE # K-09-~~2~~D23A
 DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 8-A, BLOCK 2, CLIFFORD WEST BUSINESS PARK, UNIT 1, PROTECTED
 CITY ADDRESS: SECTION 23T, 10, N. R. 2. E, NMPM, COA, BERNALILLO CO, NM

ENGINEERING FIRM: MILLER ENGINEERING CONS.
 ADDRESS: 95 344 HWY N., P.O. BOX 520
 CITY, STATE: EDGEWOOD, NM

CONTACT: VERLYN MILLER
 PHONE: 505-286-7771
 ZIP CODE: 87015

OWNER: FELLOWSHIP BAPTIST CHURCH
 ADDRESS: 8570 SAUL BELL ROAD
 CITY, STATE: ALBUQUERQUE, NM 87121

CONTACT: _____
 PHONE: 505-242-8928
 ZIP CODE: 87121

ARCHITECT: NCA ARCHITECTS
 ADDRESS: 1306 RIO GRAND BLVD. NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAVE PURITZ
 PHONE: 505-268-6954
 ZIP CODE: 87104

SURVEYOR: SURVEYS SOUTHWEST, LTD.
 ADDRESS: 333 LOMAS BLVD. NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: _____
 PHONE: 505-998-0303
 ZIP CODE: 87102

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR: INDUSTRIAL WEST CONTRACTORS
 ADDRESS: 2430 MIDTOWN PL. NE, STEA 4.L.C
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: _____
 PHONE: 505-341-3302
 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (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
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 3/29/06

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