

CITY OF ALBUQUERQUE



November 24, 2008

Levi J. Valdez, P.E.
c/o George T. Rodriguez
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

RE: Alcalde Townhomes, (K-13/D049)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 10/02/2006
Engineers Certification dated 06/27/2008

PO Box 1293

Mr. Valdez,

Albuquerque

Based upon the information provided in your Engineer's Certification submittal dated 11/18/2008, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

NM 87103

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

Sincerely,

www.cabq.gov

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

C: Marilyn Maldonado, COA# 795281
File

CITY OF ALBUQUERQUE



September 20, 2006

Levi J. Valdez, P.E.
Levi J. Valdez & George T. Roderiguez Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: Alcalde Townhomes, Engineer's Stamp dated 8-18-06 (K13/D49)
Lots 8 – 11, and 26 – 29 Block 7 of the East Central Business Addition

Dear Mr. Valdez,

Based upon the information provided in your submittal received on 9-19-06, there are some issues that must be addressed prior to the issuance of a Building Permit or Preliminary Plat approval. Those items are detailed below.

- The apartments to the south are introducing some runoff onto this site. A channel must be provided to drain that water and the individual rear yards west to Alcalde without internal ponding. A new sidewalk culvert will be necessary.
- The existing CMU wall is not designed for soil retention. With the amount of fill you will be importing, retention structures will be necessary. Please provide a wall cross-section and the appropriate top and bottom of wall elevations as necessary.
- Please quantify the amount of offsite flow entering the site both from the apartments to the south and from the adjacent alley under both the existing and developed conditions.
- How will the alley drain? Will it discharge north to Alcalde / Lead or drain west through the new development?

P.O. Box 1293

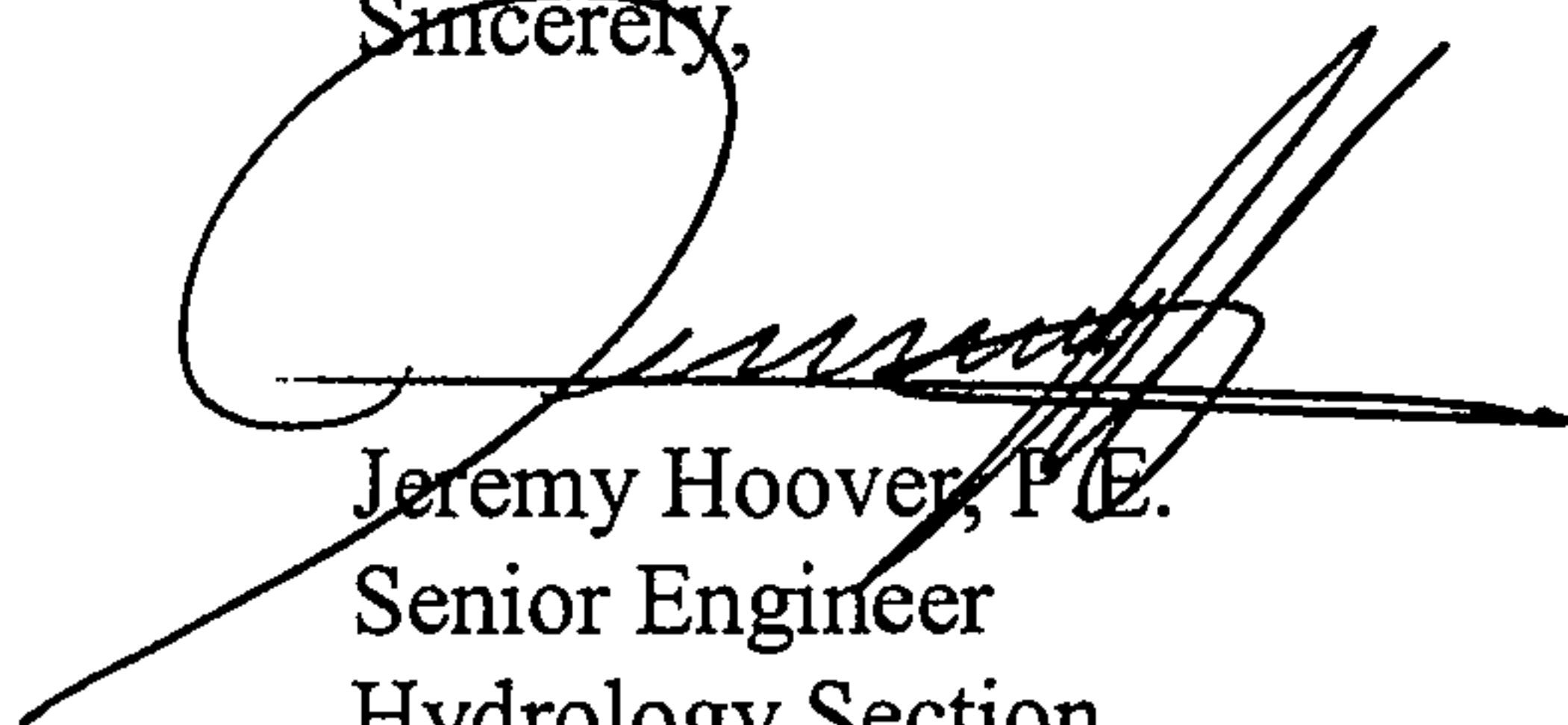
Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,



Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file K13/D49

CITY OF ALBUQUERQUE



October 5, 2006

Levi J. Valdez, P.E.
Levi J. Valdez & George T. Roderiguez Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: Alcalde Townhomes, Engineer's Stamp dated 10-2-06 (K13/D49)
Lots 8 – 11, and 26 – 29, Block 7 of the East Central Business Addition

Dear Mr. Valdez,

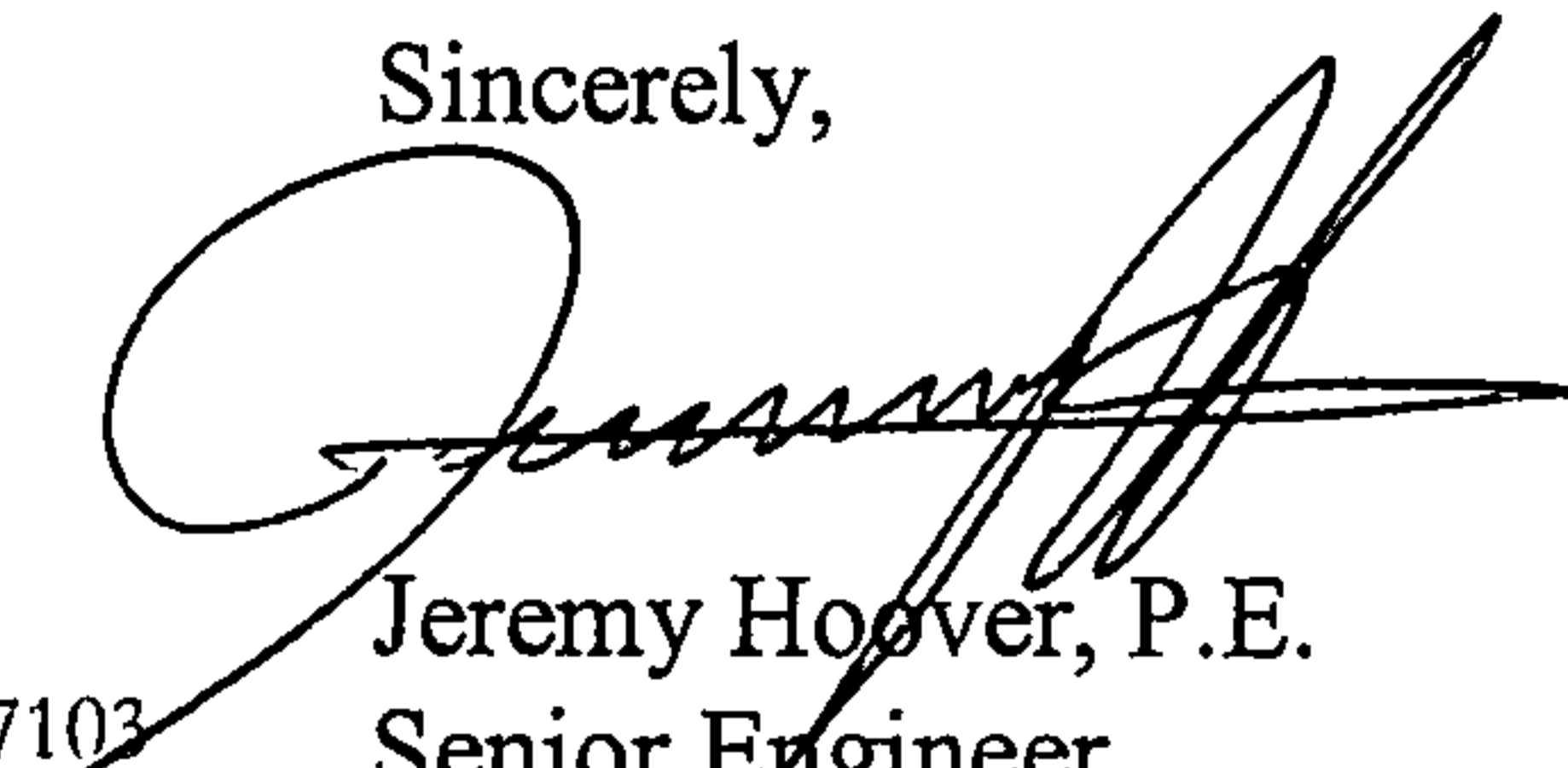
Based upon the information provided in your submittal received on October 4, 2006, above referenced plan is approved for both Preliminary and Final Platting action by the DRB. Please be advised that, prior to either Building Permit or Work Order approval, a letter of consent to the downspout relocation from the owner of the adjacent apartment complex must be submitted to this office.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Albuquerque

New Mexico 87103


Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

www.cabq.gov

cc: file K13/D49

CITY OF ALBUQUERQUE



July 2, 2008

Levi J. Valdez, P.E.
c/o George T. Rodriguez
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

**Re: Alcalde Town Homes,
Reject of Request for Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/02/06 (K-13/D049)
Certification dated 6/27/08**

PO Box 1293

Mr. Valdez:

Albuquerque

Based upon the information provided in your submittal received 7/01/08, the above referenced certification cannot be approved until the following comments are addressed:

NM 87103

1. A SO#19 inspection must be completed and approved prior to any approval. Please contact Duane Schmitz for approval of SO#19 at 235-8016.
2. The address of the site must be included with the next submittal.

www.cabq.gov

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

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: ALCALDE TOWNHOMES ZONE MAP/DRG. FILE # K-13/D49
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 1-PI THRU 5-PI, REPLAT OF TRACT A-1, BLK. 29, HUNING CASTLE ADD.
 CITY ADDRESS: ALCALDE PLACE S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-CONSULT. GEORGE T. RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: FRED RIVERA (1ST CHOICE REALTY) CONTACT: FRED RIVERA
 ADDRESS: 1020 LOMAS BLVD. N.W. PHONE: 244-3800
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87102

ARCHITECT: RON MONTOYA DESIGNS CONTACT: RON MONTOYA
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

SURVEYOR: WAY JOHN SURVEYING CO. CONTACT: THOMAS JOHNSON
 ADDRESS: 330 LOUISIANA N.E. PHONE: 255-2052
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: 1ST CHOICE REALTY/CUSTOM BUILDERS CONTACT: FRED RIVERA
 ADDRESS: 1020 LOMAS BLVD. N.W. PHONE: 244-3800
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87102

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: GEORGE T. RODRIGUEZ DATE: 06-27-08

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.

