



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*Barranga*  
*Conf*  
*#2047325*  
*7/20/01*

July 20, 2001

Greg Krenick, P.E.  
D. Mark Goodwin & Assoc.  
PO Box 90606  
Albuquerque, NM 87199

**RE: Grading and Drainage Plan for Villa de San Felipe, (K-14/D071), submitted for SO-19 permit, Engineer stamp dated 3/28/01 and resubmitted 7/20/01.**

Dear Mr. Krenick,

The referenced Grading and Drainage Plan is approved for the referenced project for SO-19 permit for work in the City right-of-way.

Prior to release of certificate of occupancy, approval sign-off by the City field inspector for the SO-19 work is required.

If you have any questions, please call me at 924-3980.

Sincerely,

Loren D. Mainz, P.E.  
Hydrology Division

c: Terri Martin  
File

*Pam Lujan*



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 28, 2001

Greg Krenick, P.E.  
Mark Goodwin & Assoc.  
P.O. Box 90606  
Albuquerque, New Mexico 87199

RE: VILLA DE SAN FELIPE (Building C) (K-14/D71)  
(701 Coal Ave SW)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 3/28/2001, Rev. 7/20/2001  
ENGINEERS CERTIFICATION DATED 11/15/2001

Dear Mr. Krenick:

Based upon the information provided in your Engineers Certification submittal dated 11/16/2001, and the SO19 approval dated 11/21/2001, the above referenced site is approved for Permanent Certificate of Occupancy for Building "C"..

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

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department

BLB

C: Vickie Chavez, COA  
approval file  
drainage file



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 16, 2001

Greg Krenick, P.E.  
Mark Goodwin & Associates  
P.O. Box 90606  
Albuquerque, New Mexico 87199

RE: VILLA DE SAN FELIPE (Bldgs. A, B, & Commons) (K-14/D71)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 2/22/2000, 3/28/2001, Rev. 7/20/2001  
ENGINEERS CERTIFICATION DATED 10/12/2001

Dear Mr. Krenick:

We are in receipt of your Engineers Certification dated 10/12/2001 for the above referenced site; However, a Certificate of Occupancy from City Hydrology **can not** be issued at this time.

The S.O. #19 on the Engineers Certification requires the City's storm drainage inspector's signature prior to approval of the Certificate of Occupancy as per the Design Process Manual (DPM) Chapter 17 "Private Storm Drain Facilities within a City Right-of-Way and/or Easement"

When the signature of the City's storm drainage maintenance inspector has been obtained and submitted to the City's Hydrology Division for approval, we will take every measure to expedite this submittal, so the Certificate of Occupancy can be issued.

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

Sincerely,

Teresa Martin  
Hydrology Plan Checker  
Public Works Department/COA  
Bub

c: File



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 1, 2001

Greg Krenick, P.E.  
Mark Goodwin & Assoc.  
P.O. Box 90606  
Albuquerque, New Mexico 87199

RE: VILLA DE SAN FELIPE (Bldgs. A, B, & Commons) (K-14/D71)  
(701 Coal Ave SW)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 2/22/2000, 3/28/2001, Rev. 7/20/2001  
ENGINEERS CERTIFICATION DATED 10/12/2001

Dear Mr.Krenick:

Based upon the information provided in your Engineers Certification submittal dated 10/12/2001, and the SO19 permit approval dated 10/30/2001, the above referenced site is approved for a Permanent Certificate of Occupancy for Bldgs A, B, & the Commons only.

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

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department

*BLB*

C: Vickie Chavez, COA  
drainage file  
approval file





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 20, 2001

Greg Krenick, P.E.  
D. Mark Goodwin & Assoc.  
PO Box 90606  
Albuquerque, NM 87199

*Barbara  
CofA  
#2047305  
7/20/01*

RE: Grading and Drainage Plan for Villa de San Felipe, (K-14/D071), submitted for SO-19 permit, Engineer stamp dated 3/28/01 and resubmitted 7/20/01.

Dear Mr. Krenick,

The referenced Grading and Drainage Plan is approved for the referenced project for SO-19 permit for work in the City right-of-way.

Prior to release of certificate of occupancy, approval sign-off by the City field inspector for the SO-19 work is required.

If you have any questions, please call me at 924-3980.

Sincerely,

*Loren D. Mainz*  
Loren D. Mainz, P.E.  
Hydrology Division

c: Terri Martin  
File

*Pam Lujan*

*TEMP CO.*

*TERRI*

*ON ABC units*

*curb. Penetration Reported*

*10/30/01*

*SPM. COA*

*Matt*



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 20, 2001

Greg Krenick, P.E.  
D. Mark Goodwin & Assoc.  
PO Box 90606  
Albuquerque, NM 87199

**RE: Grading and Drainage Plan for Villa de San Felipe, (K-14/D071), submitted for SO-19 permit, Engineer stamp dated 3/28/01 and resubmitted 7/20/01.**

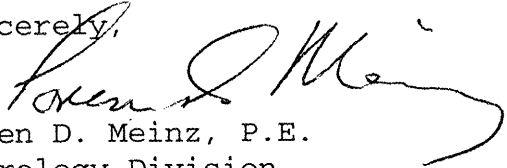
Dear Mr. Krenick,

The referenced Grading and Drainage Plan is approved for the referenced project for SO-19 permit for work in the City right-of-way.

Prior to release of certificate of occupancy, approval sign-off by the City field inspector for the SO-19 work is required.

If you have any questions, please call me at 924-3980.

Sincerely,

  
Loren D. Mainz, P.E.  
Hydrology Division

c: Terri Martin  
File



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## Public Works Department Transportation Development Services Section

September 19, 2001

Ron Witherspoon, Registered Architect,  
Dekker, Perich, Sabatini, Architects  
6801 Jefferson N.E.  
Albuquerque, N.M 87109

Re: Traffic Circulation Layout [TCL] submittal for building permit approval for  
Villa de San Felipe Apartments, [DRB No. XXXXXX]  
701 Coal Ave. S.W.  
Engineer's Stamp dated 10/11/2001.

K-14/D71

Dear Mr. Witherspoon,

Based on the information provided on your submittal, the above referenced project is approved for a 60-day Temporary Certificate of Occupancy for Building Groups A & B.

A Temporary Certificate of Occupancy has been issued for 60 days, allowing the resolution of the pending concern of the Street Maintenance Inspector at the west drivepad and completion of the east one-way entrance from 6<sup>th</sup> Street, as discussed with Joe Caldarera on the week of 10/17. Placement of arrows and signage here are needed. When these remaining issues have been fully completed, are in substantial compliance, and an acceptable final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent Certificate of Occupancy (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 planset in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead, stamped, signed and dated. Address of site, development name and Hydrology file number need to be included.

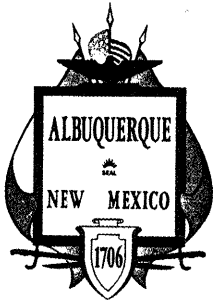
If question, please call 924-3620. Plaza Del Sol Building.

Sincerely,

Mike Zamora,  
Commercial Plan Checker

cc:

Terri Martin  
Office File



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

September 19, 2001

Ron Witherspoon, Registered Architect,  
Dekker, Perich, Sabatini, Architects  
6801 Jefferson N.E.  
Albuquerque, N.M 87109

Re: Traffic Circulation Layout [TCL] submittal for building permit approval for  
Villa de San Felipe Apartments, [DRB No. XXXXXX]  
701 Coal Ave. S.W.  
Engineer's Stamp dated 10/11/2001.

Dear Mr. Witherspoon,

Based on the information provided on your submittal, the above referenced project is approved for a 60-day Temporary Certificate of Occupancy for Building Groups A & B.

A Temporary Certificate of Occupancy has been issued for 60 days, allowing the resolution of the pending concern of the Street Maintenance Inspector at the west drivepad and completion of the east one-way entrance from 6<sup>th</sup> Street, as discussed with Joe Caldarera on the week of 10/17. Placement of arrows and signage here are needed. When these remaining issues have been fully completed, are in substantial compliance, and an acceptable final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent Certificate of Occupancy (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 planset in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead, stamped, signed and dated. Address of site, development name and Hydrology file number need to be included.

If question, please call 924-3620. Plaza Del Sol Building.

Sincerely,

Mike Zamora,  
Commercial Plan Checker

cc:

Terri Martin  
Office File



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## ***Public Works Department Transportation Development Services Section***

October 22, 2001

Steven J. Perich, Registered Architect,  
Dekker, Perich, Sabatini, Architects  
6801 Jefferson N.E.  
Albuquerque, N.M 87109

Re: Certification submittal for final building Certificate of Occupancy for  
Alvarado Transportation Center, [DRB No. XXXXX]  
100 First Street S.W.,  
Architect's Stamp dated 10/08/2001.

Dear Mr. Perich,

The Letter of Certification submitted is not sufficient for acceptance by this office for Final Certificate of Occupancy(C.O.). Procedure calls for submittal of a stamped, approved Traffic Circulation Layout (TCL) or approved DRB Site Plan along with every letter of certification.

The TCL (or DRB Plan) submitted for Final C.O. needs to be the exact copy of the approved TCL in the planset approved for the building permit. This will be the latest, most current edition, which will have all approved, red-lined comments, initialled and dated by the designer-of-record.

Projects eligible for Final Certificate of Occupancy must be 100% complete in circulation areas of site, including all concrete, asphalt and H.C. parking. This particular site is incomplete as regarding pavement of main roadway leading from Central Ave. It should be clear to this office what time period will be involved for installation of pavement surface course and barricading for pedestrian safety will need to be placed. A layout plan of this barricading is needed when the information regarding time frame is submitted.

All routes of vehicular traffic and pedestrian circulation shown on approved plan must be complete and cleared of all materials and debris. Also, for this site to be "finalled" the barricade in this roadway, at Central, must be removed and entrance here must be complete, per plan.

Any changes made on site, not shown on approved TCL, must be shown in red ink on the TCL required.

A 30-day Temporary C.O. can be issued, however, a copy of the approved TCL/DRB Plan, highlighting the areas of not yet completed. Submit with letter requesting 30-day temp

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Zamora', with a stylized flourish at the end.

Mike Zamora,  
Commercial Plan Checker

cc:  
Engineer  
Terri Martin  
Office File



# *City of Albuquerque*

March 29, 2000

Gregory H. Krenik, P.E.  
Mark Goodwin & Associates, P.A.  
P.O. Box 90606  
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR VILLA DE SAN FELIPE (K-14/D071)  
ENGINEERS STAMP DATED 3/28/00 SUBMITTED FOR BUILDING PERMIT  
APPROVAL

Dear Mr. Krenik,

Based upon the information provided in your March 28, 2000, submittal, the project referred to above 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 Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
✓ File



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 2, 1999

Gregory J. Krenik, P.E.  
Mark Goodwin & Associates, P.A.  
P. O. Box 90606  
Albuquerque, New Mexico 87199

**RE: *Drainage Report and Grading and Drainage Plan for Villa de San Felipe (K14/D71)  
Submitted for Site Development Plan for Building Permit Approval, Building Permit  
Approval and Grading Permit Approval, Engineer's Stamp Dated 8/9/99 in Report,  
Plans Dated 11/17/99.***

Dear Mr. Krenik:

Based on the information provided in the submittal of October 19, 1999, the above referenced plan is approved for Site Development plan approval by the DRB.

This plan is also approved for Rough Grading and Building Permit release provided that it is first approved by the DRB. It appears that the proposed connections to the public storm drains will be part of the Work Order project.

The Engineer's Certification is required prior to the release of the Certificate of Occupancy for each building on this site.

If you have any questions or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

C: Whitney Reiersen, City Hydrology  
File





# ***City of Albuquerque***

September 29, 1999

Mr. Gregory J. Krenik, P.E.  
P.O. Box 90606  
Albuquerque, NM 87199

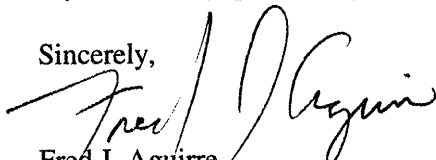
**RE:** Villa de San Felipe, K14/D71, Engineer's Stamp Dated 8/9/99

Dear Mr. Krenik:

The referenced drainage plan does not include the information discussed in the predesign meeting, hence this plan is disapproved. Please incorporate this information in your report and resubmit for our approval.

If you have any questions, please feel free to call me at 924-3999.

Sincerely,



Fred J. Aguirre  
City Engineer



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

PROJECT VILLA de SAN FELIPE  
SUBJECT DRAINAGE CALCS  
BY GJK DATE 8-9-99  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET 1 OF \_\_\_\_\_

REVISED 10-18-99

- SITE IS AN INFILL SITE
- SITE IS NOT IN A 100 YR FLOOD ZONE - FIRM MAP 35001C0334D
- OFFSITE FLOWS DO NOT IMPACT SITE.
- SINCE SITE IS 100% GRAVEL WITH SOME ASPHALT DIRECT DISCHARGE IS ALLOWED WITH PROPOSED DEVELOPMENT. SEE BELOW FOR IMPACT ON DOWN STREAM 100 YR FLOOD ZONE  
SITE AREA = 3,1295 AC (EXCLUDING EXISTING DEVELOPED LAND WITHIN OUR SITE.)

$$P_1 = 1.9511$$

$$P_6 = 2.2011$$

$$P_{24} = 2.6211$$

EXISTING

100% C

PROPOSED

12% B

5% C

83% D

FROM AHYMO OUTPUT SHEETS 3-8

$$Q_E = 9.30 \text{ CFS}$$

$$V_E = 0.2726 \text{ AC-FT}$$

$$Q_P = 13.06 \text{ CFS}$$

$$V_P = 0.4610 \text{ AC-FT}$$

- THE AREA OF THE DOWNSTREAM 100 YR FLOOD ZONE IS  
(SEE FLOOD MAP 350002-0028)

$$A = 8.264463 \text{ AC} \\ = 360,000 \text{ SF}$$

- INCREASE FROM EXISTING TO PROPOSED RUNOFF

$$Q = 13.06 - 9.30 = 3.76 \text{ CFS}$$

- INCREASE IN VOLUME FROM EXISTING TO PROPOSED

$$V = 0.4610 - 0.2726 = 0.1884 \text{ AC-FT} \\ = 8,207 \text{ CF}$$

- INCREASE IN DEPTH OF 100 YR FLOOD ZONE FROM THIS PROJECT

$$d = \frac{8,207}{360,000} = 0.0228' = 0.27''$$

\* THIS DIFFERENCE WILL HAVE NEGIGIBLE IMPACT.



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmg@swcp.com

PROJECT VILLA de SAN FILIPE  
SUBJECT DRAINAGE CALCS  
BY GSK DATE 10-18-99  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET 2 OF \_\_\_\_\_

- AREA OF BASIN THAT DRAINS TO FLOOD ZONE

$$A_{BF} \ 3400' \times 4350' = 14,790,000 \text{ SF} \\ = 339.53 \text{ AC}$$

- AREA OF REMAINING INFILL SITES IN FLOOD ZONE BASIN

$$= 151,900 \text{ SF} \\ = 3.4871 \text{ AC}$$

IF DEVELOPED SIMILAR TO OUR SITE

THE INCREASE WOULD BE APPROXIMATELY  
EQUAL TO OUR SITE SINCE AREAS ARE  
SIMILAR  $3.1295 \approx 3.4871$

$$d = 0.0254' = 0.30''$$

- TOTAL IMPACT TO FLOOD ZONE WITH ALL SITES  
DEVELOPED

$$d = 0.0228 + 0.0254 \\ = 0.0482' \\ = 0.578''$$

THIS TOTAL IS NEGLIGIBLE.

DIRECT DISCHARGE SHOULD BE  
ALLOWED FOR INFILL SITES  
IN THIS BASIN.

START TIME=0.0  
\*\*\*\*\* HYDROGRAPH FOR VILLA DE SAN FELIPE - EXISTING  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.95 IN RAIN SIX=2.20 IN  
RAIN DAY=2.62 IN DT=0.03333 HR  
—COMPUTE NM HYD ID=1 HYD NO=101.1 AREA=0.004890 SQ MI  
PER A=0 B=0 C=100 D=0  
TP=0.1333 HR MASS RAINFALL=-1  
PRINT HYD ID=1 CODE=1  
FINISH

AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994  
 RUN DATE (MON/DAY/YR) = 08/09/1999  
 START TIME (HR:MIN:SEC) = 08:53:04 USER NO.= M\_GOODWN.I01  
 INPUT FILE = VDSFEX.DAT

START TIME=0.0  
 \*\*\*\*\* HYDROGRAPH FOR VILLA DE SAN FELIPE - EXISTING  
 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
 RAIN ONE=1.95 IN RAIN SIX=2.20 IN  
 RAIN DAY=2.62 IN DT=0.03333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2  
 DT = .033330 HOURS END TIME = 5.999400 HOURS

.0000	.0009	.0018	.0028	.0037	.0047	.0057
.0068	.0078	.0089	.0101	.0112	.0124	.0136
.0149	.0161	.0175	.0188	.0203	.0217	.0233
.0248	.0265	.0282	.0300	.0319	.0338	.0359
.0380	.0403	.0427	.0481	.0539	.0600	.0733
.1028	.1484	.2138	.3031	.4204	.5700	.7563
.9836	1.1946	1.2828	1.3572	1.4233	1.4835	1.5390
1.5904	1.6385	1.6836	1.7260	1.7660	1.8038	1.8396
1.8735	1.9056	1.9361	1.9651	1.9926	1.9981	2.0032
2.0081	2.0126	2.0170	2.0211	2.0251	2.0289	2.0325
2.0360	2.0394	2.0427	2.0459	2.0489	2.0519	2.0548
2.0576	2.0604	2.0630	2.0656	2.0681	2.0706	2.0730
2.0754	2.0777	2.0799	2.0821	2.0843	2.0864	2.0885
2.0905	2.0925	2.0945	2.0964	2.0983	2.1002	2.1021
2.1039	2.1056	2.1074	2.1091	2.1108	2.1125	2.1141
2.1158	2.1174	2.1189	2.1205	2.1220	2.1236	2.1251
2.1265	2.1280	2.1295	2.1309	2.1323	2.1337	2.1351
2.1364	2.1378	2.1391	2.1404	2.1417	2.1430	2.1443
2.1456	2.1468	2.1480	2.1493	2.1505	2.1517	2.1529
2.1541	2.1552	2.1564	2.1575	2.1587	2.1598	2.1609
2.1620	2.1631	2.1642	2.1653	2.1664	2.1674	2.1685
2.1695	2.1705	2.1716	2.1726	2.1736	2.1746	2.1756
2.1766	2.1776	2.1785	2.1795	2.1805	2.1814	2.1824
2.1833	2.1842	2.1852	2.1861	2.1870	2.1879	2.1888
2.1897	2.1906	2.1915	2.1923	2.1932	2.1941	2.1949
2.1958	2.1966	2.1975	2.1983	2.1992	2.2000	

COMPUTE NM HYD ID=1 HYD NO=101.1 AREA=0.004890 SQ MI  
 PER A=0 B=0 C=100 D=0  
 TP=0.1333 HR MASS RAINFALL=-1

K = .106769HR TP = .133300HR K/TP RATIO = .800969 SHAPE  
 UNIT PEAK = 14.142 CFS UNIT VOLUME = .9995 B = 385.50  
 AREA = .004890 SQ MI IA = .35000 INCHES INF = .83000 I  
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 101.10

RUNOFF VOLUME = 1.04522 INCHES = .2726 ACRE-FEET  
 PEAK DISCHARGE RATE = 9.30 CFS AT 1.500 HOURS BASIN AREA =

5

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 08:53:05

START TIME=0.0  
\*\*\*\*\* HYDROGRAPH FOR VILLA DE SAN FELIPE - PROPOSED  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.95 IN RAIN SIX=2.20 IN  
RAIN DAY=2.62 IN DT=0.03333 HR  
--COMPUTE NM HYD ID=1 HYD NO=101.1 AREA=0.004890 SQ MI  
PER A=0 B=12 C=5 D=83  
TP=0.1333 HR MASS RAINFALL=-1  
PRINT HYD ID=1 CODE=1  
FINISH

7

AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994  
 RUN DATE (MON/DAY/YR) = 08/09/1999  
 START TIME (HR:MIN:SEC) = 08:54:38      USER NO.= M\_GOODWN.I01  
 INPUT FILE = VDSFPRO.DAT

START                      TIME=0.0  
 \*\*\*\*\* HYDROGRAPH FOR VILLA DE SAN FELIPE - PROPOSED  
 RAINFALL                  TYPE=1 RAIN QUARTER=0.0 IN  
                          RAIN ONE=1.95 IN RAIN SIX=2.20 IN  
                          RAIN DAY=2.62 IN DT=0.03333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2  
 DT = .033330 HOURS                      END TIME = 5.999400 HOURS

.0000	.0009	.0018	.0028	.0037	.0047	.0057
.0068	.0078	.0089	.0101	.0112	.0124	.0136
.0149	.0161	.0175	.0188	.0203	.0217	.0233
.0248	.0265	.0282	.0300	.0319	.0338	.0359
.0380	.0403	.0427	.0481	.0539	.0600	.0733
.1028	.1484	.2138	.3031	.4204	.5700	.7563
.9836	1.1946	1.2828	1.3572	1.4233	1.4835	1.5390
1.5904	1.6385	1.6836	1.7260	1.7660	1.8038	1.8396
1.8735	1.9056	1.9361	1.9651	1.9926	1.9981	2.0032
2.0081	2.0126	2.0170	2.0211	2.0251	2.0289	2.0325
2.0360	2.0394	2.0427	2.0459	2.0489	2.0519	2.0548
2.0576	2.0604	2.0630	2.0656	2.0681	2.0706	2.0730
2.0754	2.0777	2.0799	2.0821	2.0843	2.0864	2.0885
2.0905	2.0925	2.0945	2.0964	2.0983	2.1002	2.1021
2.1039	2.1056	2.1074	2.1091	2.1108	2.1125	2.1141
2.1158	2.1174	2.1189	2.1205	2.1220	2.1236	2.1251
2.1265	2.1280	2.1295	2.1309	2.1323	2.1337	2.1351
2.1364	2.1378	2.1391	2.1404	2.1417	2.1430	2.1443
2.1456	2.1468	2.1480	2.1493	2.1505	2.1517	2.1529
2.1541	2.1552	2.1564	2.1575	2.1587	2.1598	2.1609
2.1620	2.1631	2.1642	2.1653	2.1664	2.1674	2.1685
2.1695	2.1705	2.1716	2.1726	2.1736	2.1746	2.1756
2.1766	2.1776	2.1785	2.1795	2.1805	2.1814	2.1824
2.1833	2.1842	2.1852	2.1861	2.1870	2.1879	2.1888
2.1897	2.1906	2.1915	2.1923	2.1932	2.1941	2.1949
2.1958	2.1966	2.1975	2.1983	2.1992	2.2000	

COMPUTE NM HYD                      ID=1 HYD NO=101.1 AREA=0.004890 SQ MI  
    PER A=0 B=12 C=5 D=83  
    TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR      TP = .133300HR      K/TP RATIO = .545000      SHAPE  
 UNIT PEAK = 16.024      CFS      UNIT VOLUME = .9987      B = 526.28  
 AREA = .004059 SQ MI      IA = .10000 INCHES      INF = .04000 I  
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

K = .124130HR      TP = .133300HR      K/TP RATIO = .931209      SHAPE  
 UNIT PEAK = 2.1299      CFS      UNIT VOLUME = .9940      B = 341.52  
 AREA = .000831 SQ MI      IA = .45588 INCHES      INF = 1.12647 I  
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

PRINT HYD                      ID=1 CODE=1

PARTIAL HYDROGRAPH      101.10



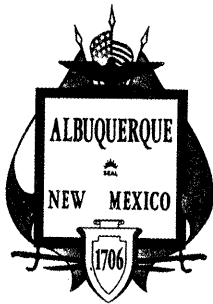
RUNOFF VOLUME = 1.76771 INCHES = .4610 ACRE-FEET  
PEAK DISCHARGE RATE = 13.06 CFS AT 1.500 HOURS BASIN AREA =

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 08:54:38





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## ***Public Works Department Transportation Development Services Section***

November 27, 2001

Ron Witherspoon, Registered Architect  
Dekker, Perich, Sabatini  
6801 Jefferson S.E.  
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Villa San Felipe Apartments, [K14 / D071]  
501, 601 & 701 Coal S.E.  
Engineer's Stamp Dated November 26, 2001

Dear Mr. Witherspoon:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

On future submittals, the Designer's seal must be signed and *dated* as part of the submittal for Certification for Final C.O.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Terri Martin, Hydrology  
Mike Zamora, Trans./Hydrology

November 26, 2001

Mr. Michael Zamora  
Transportation Division  
City of Albuquerque Code Administration  
Public Works Section  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

RE: Villa de san Felipe  
Site Plan – 501, 601 and 701 Coal Ave, SW

Dear Mr. Zamora,

Attached is plan illustrating the entire site surrounding Buildings A, B and C for the subject property signed on 11/26/01. We feel the entire project is substantially compliant in accordance with the construction documents.

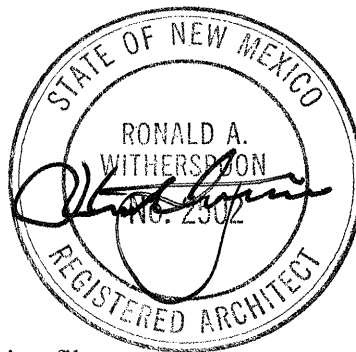
Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to Guard the Client against deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date with the exception of the pre-manufactured carports and vehicular gates, which we understand to be separate permits from the general construction permit.

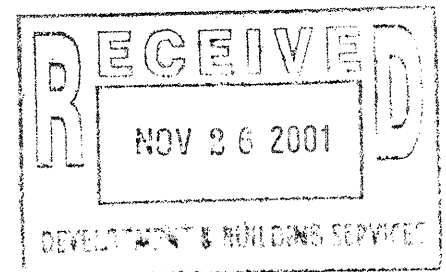
If you have any questions regarding our observations, please feel free to contact us.

Respectfully,  
**Dekker/Perich/Sabatini**

Ron Witherspoon, AIA  
Principal



cc: Joe Calderera – GSL Properties, file



6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761.9700  
fax 761.4222  
dps@dpsabq.com



# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

K-14/D71

PROJECT TITLE: VILLA SAN FELIPE APARTMENTS

DRB #:

EPC#:

ZONE MAP/DRG. FILE #: K-14

WORK ORDER#:

**LEGAL DESCRIPTION:**

CITY ADDRESS: 501, 601 & 701 Coal SE.

ENGINEERING FIRM: Dekker, Perich, Sebastian

ADDRESS: 6801 Jefferson NE

CITY, STATE: 82109

CONTACT: Ron Witherspoon

PHONE:

ZIP CODE: 87109

**OWNER:**

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

**ARCHITECT:**

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

**SURVEYOR:**

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

**CONTRACTOR:**

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

**CHECK TYPE OF SUBMITTAL:**

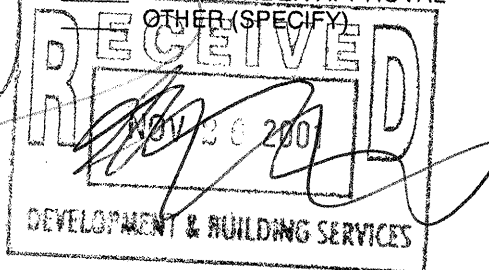
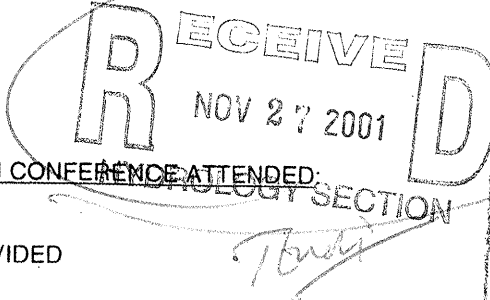
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**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)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED:

BY:

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 on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

11/27/01 - Call in @ 7 for 501, 601 & 701 in South letter dated 11/27/01; 1-799ed in - TM.



- ☐ Keved Notes - Existing

1. EXISTING SIDEWALK TO REMAIN.
2. EXISTING RESIDENCE TO REMAIN. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS FROM ALLEY AND COAL WALKWAY TO RESIDENCE DURING CONSTRUCTION.
3. EXISTING RE-ENTRY TO REMAIN.
4. EXISTING TRAFFIC SIGNAL BOX TO REMAIN.
5. EXISTING TRAFFIC SIGNAL LIGHT TO REMAIN.
6. NOT USED
7. EXISTING STORM SEWER INLET TO REMAIN.
- 8-14 NOT USED.

- Keyed Notes - Demolition

15. EXISTING TREE TO BE REMOVED.
16. EXISTING SIDEWALK TO BE REMOVED.
17. EXISTING ASPHALT TO BE REMOVED.
18. EXISTING CONCRETE CURB TO BE REMOVED.
19. EXISTING WATER METER TO BE REMOVED. CAP ALL LINES BELOW GRADE IN ACCORDANCE WITH CITY STANDARDS.
20. EXISTING STREET LIGHT TO BE REMOVED.
21. EXISTING STREET LIGHT TO BE REMOVED.
22. WATER MAIN TO BE REMOVED.
23. NOT USED.

**Keyed Notes - City Specification Work**

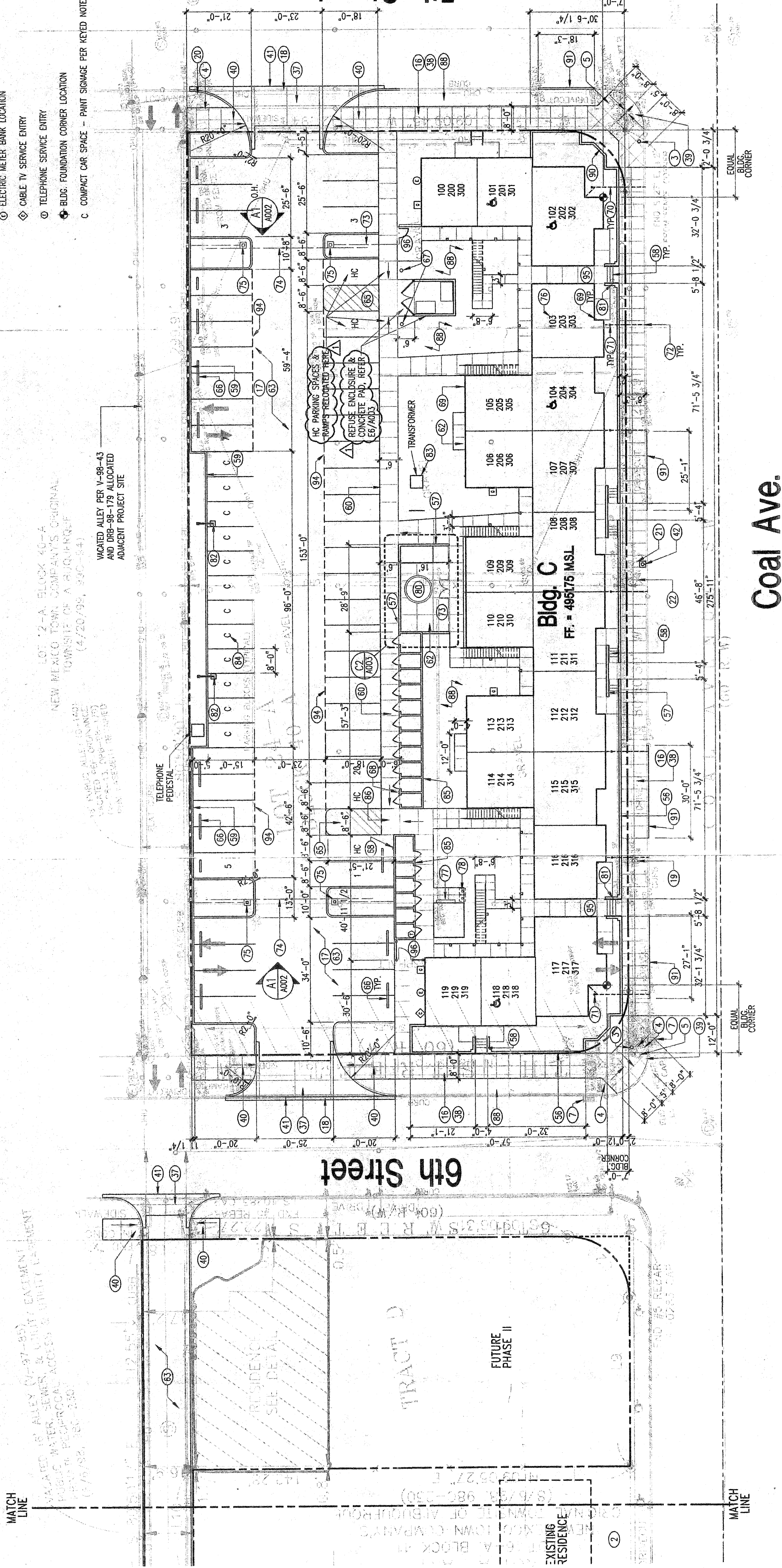
36. NEW CONCRETE CURB PER CITY STANDARD 2415.
37. NEW CONCRETE DRIVE APRON PER CITY STANDARD 2426
38. NEW CONCRETE SIDEWALK PER CITY STANDARD 2430.
39. NEW HANDICAPPED ACCESSIBLE FLARE SIDEWALK RAMP PER CITY STANDARD 2441.
40. NEW HANDICAPPED ACCESSIBLE STRAIGHT RAMP PER CITY STANDARD 2426.
41. NEW CONCRETE DRIVE PER CITY STANDARD 2407.
42. RELOCATED OR NEW STREET LIGHT ON NEW STREET LIGHT FOUNDATION PER CITY STANDARD 2530.
- 43.-55. NOT USED.

## Keved Notes - Sitework

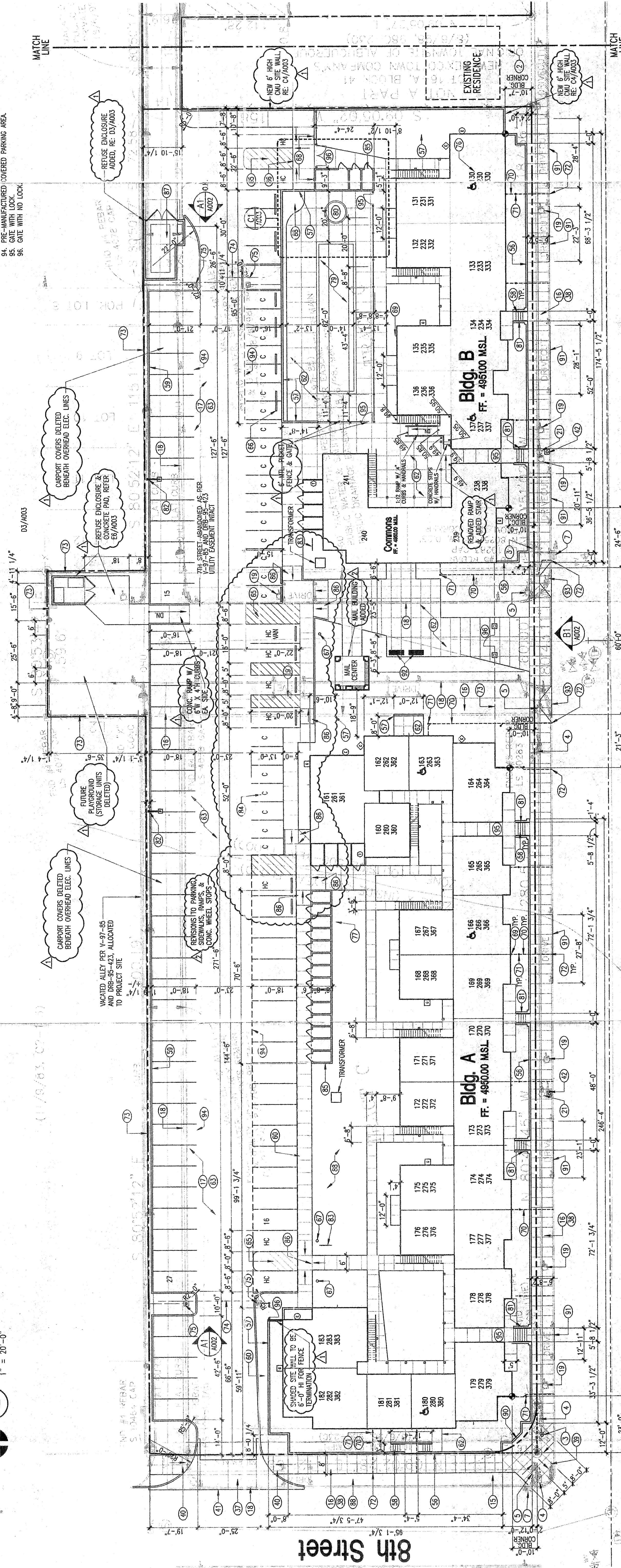
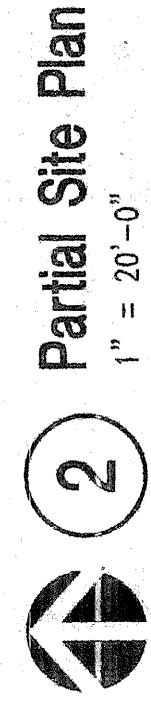
56. NEW CMU SITE RETAINING WALL PER DETAIL E1/4002
57. NEW CMU SITE WALL PER DETAIL C5/4002
58. NEW CONCRETE STEP WITH DETAIL C5/4002, BOTH SIDES PER DETAIL C5/4002
59. NEW CONCRETE SIDEWALK ADJACENT TO PAVING PER DETAL A6/4003
60. NEW CONCRETE SIDEWALK ADJACENT TO PAVING PER DETAL A6/4003
61. NEW CONCRETE SIDEWALK PER DETAL A5/4003
62. NEW 4" PAVED CONCRET WITH TOILED CONTROL JOINTS AS INDICATED AND EXPANSION JOINTS AT 25'-0" WITH ACTUAL BROWN FINISH PER DETAIL A5/4003. SLOPE 1/4" PER FOOT TO PAVEMENT
63. NEW ASPHALT PAVING OVER CURBS FOR GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
64. NEW 4" POLYMER CONCRETE CURB WITH DETAIL C5/4002
65. NEW 4" POLYMER SLAB AT 2'-0" C.C. ACCESSABLE W/INCH
66. NEW PRECAST CONCRETE PARKING BUMPER
67. NEW HANDICAPPED PARKING SIGN ON POLE PER DETAL D5/4002
68. NEW HANDICAPPED PARKING SIGN MOUNTED ON FACE OF WALL SIMILAR TO DETAL D5/4002
69. NEW 4" DIA. FLEXIBLE STORM SEWER LINE
70. NEW 4" DIA. CURB OUTLET FOR STORM SEWER LINE
71. NEW 4" DIA. CURB OUTLET. INSERT FLUSH WITH PAVING. REFER TO DETAIL E2/4002
72. NEW 4" DIA. CURB OUTLET. INSERT FLUSH WITH PAVING. REFER TO DETAIL E2/4002
73. NEW FENCING PER DETAL B1/4002, SIGN
74. NEW ELECTRICAL ACTUAL VEHICULAR ACCESS SITE WITH REMOTE CONTROL ACCESS PER DETAL B1/4002
75. NEW LIGHT FIXTURE PER DETAL D5/4002
76. LIGHT ADDRESSERS. REFER TO DETAL D5/4002, MOUNT SIGN AT STRIKE SIDE OF DOOR.
77. WALL MOUNTED ADDRESS LOCATION
78. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
79. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
80. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
81. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
82. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
83. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
84. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
85. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
86. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
87. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
88. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
89. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
90. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
91. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
92. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
93. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
94. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
95. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR
96. NEW 1/2" DIA. CONCRETE POSTS PROVIDED BY USER AND INSTALLED BY CONTRACTOR

- ### Symbols Legend

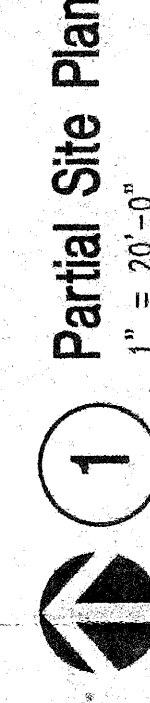
- ① GAS METER BANK LOCATION
- ② ELECTRIC METER BANK LOCATION
- ③ CABLE TV SERVICE ENTRY
- ④ TELEPHONE SERVICE ENTRY
- ⑤ BLDG. FOUNDATION CORNER LOCATION



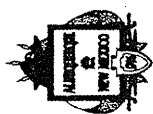
**Coal Ave.**



Coal Ave.

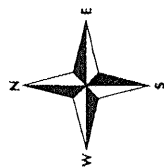




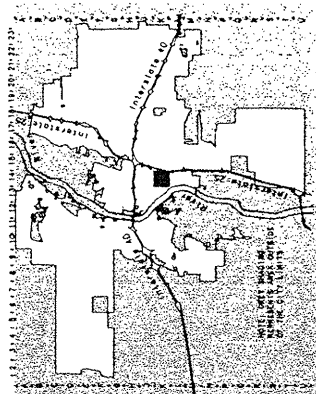
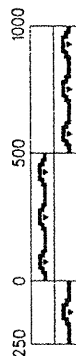


CITY OF  
ALBUQUERQUE

ALBUQUERQUE  
PLANNING DEPARTMENT  
© Copyright 1999



GRAPHIC SCALE IN FEET



# Zone Atlas Page K-14-Z

Map Amended through  
April 07, 1999

