

CITY OF ALBUQUERQUE



September 16, 2010

Jeffrey G. Mortensen, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: Coronado Elementary School, 601 4th Street SW,
Request for Permanent C.O.—Approved
Engineer's Stamp dated: 05-22-08 (K-14/D098)
Certification dated: 9-15-10**

Dear Mr. Mortensen,

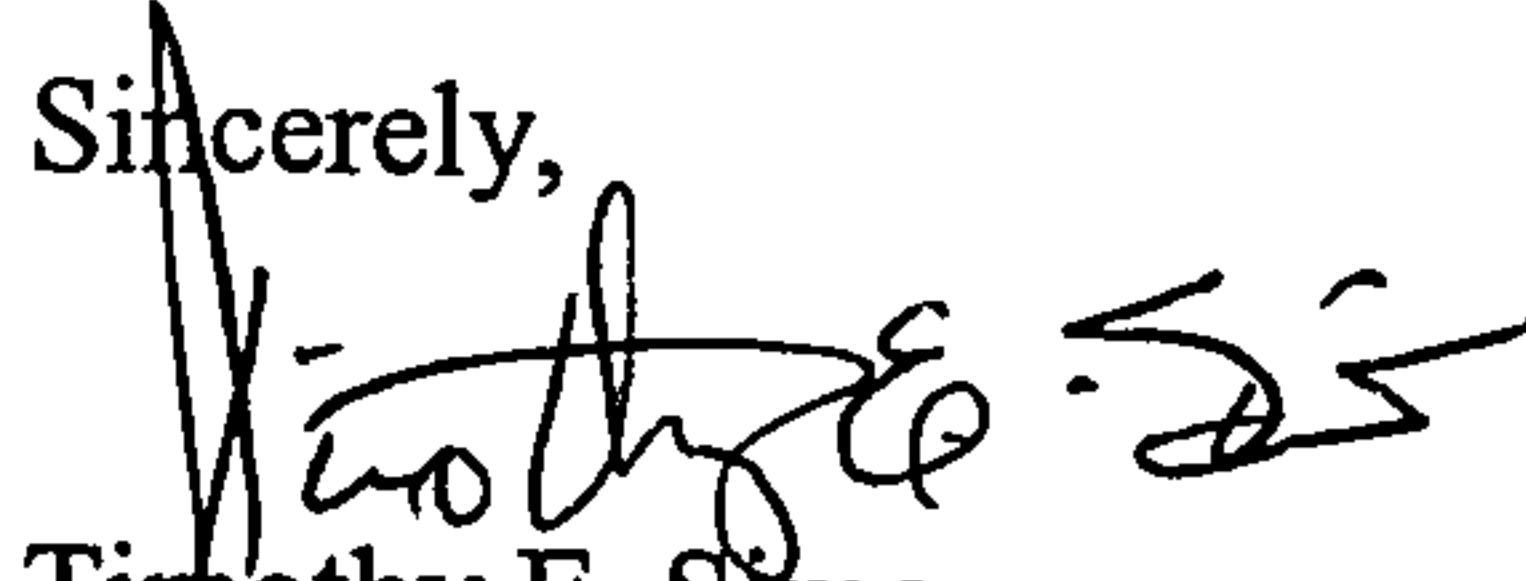
Based upon the information provided in the Certification received 9-15-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Sincerely,

Albuquerque


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

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CORONADO ELEM SCHOOL ZONE ATLAS/DRNG. FILE #: K14 D98
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOTS 1-24 INCLUSIVE, BLOCL O, ATLANTIC & PACIFIC ADDITION, PLUS VAC. PUBLIC ALLEY
 CITY ADDRESS: 601 FOURTH STREET SW

ENGINEERING FIRM: HIGH MESA CONSULTING GROUP. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: ALBUQUERQUE PUBLIC SCHOOLS CONTACT: TYLER MASON
 ADDRESS: 915 OAK STREET SE PHONE: 848-8822
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

ARCHITECT: CHERRY/SEE/REAMES CONTACT: CHARLES ROWLAND
 ADDRESS: 220 GOLD SW PHONE: 842-1278
 CITY, STATE: ABQ, NM ZIP CODE: 87102

SURVEYOR: HIGH MESA CONSULTING GROUP (NMPS 11184) CONTACT: CHARLES G. CALA, JR
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: GERALD MARTIN CONTACT: TIFFANI
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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 - RECERTIFICATION

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) SO #19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

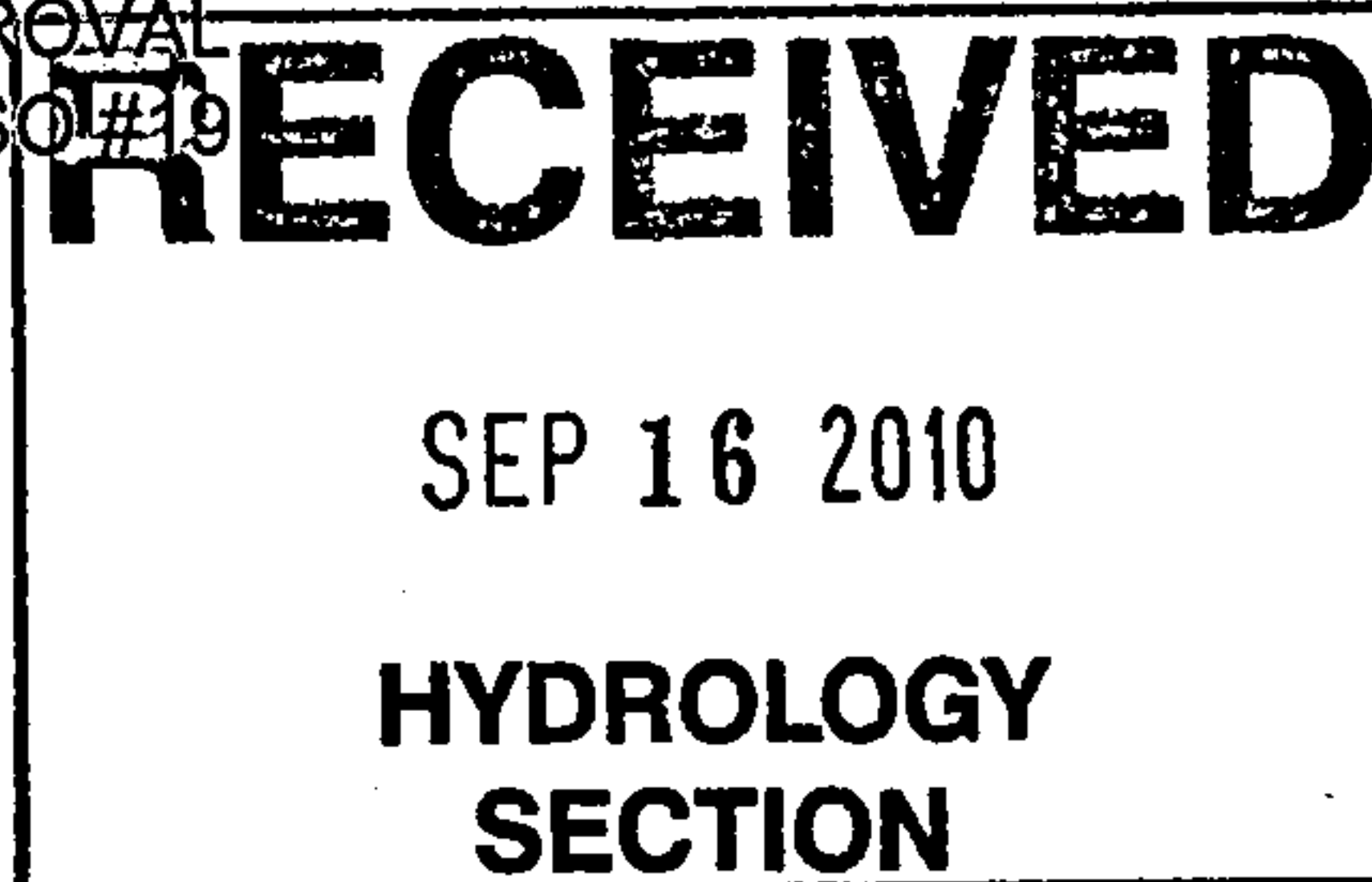
- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 09/15/2010 BY: JEFFREY G. MORTENSEN

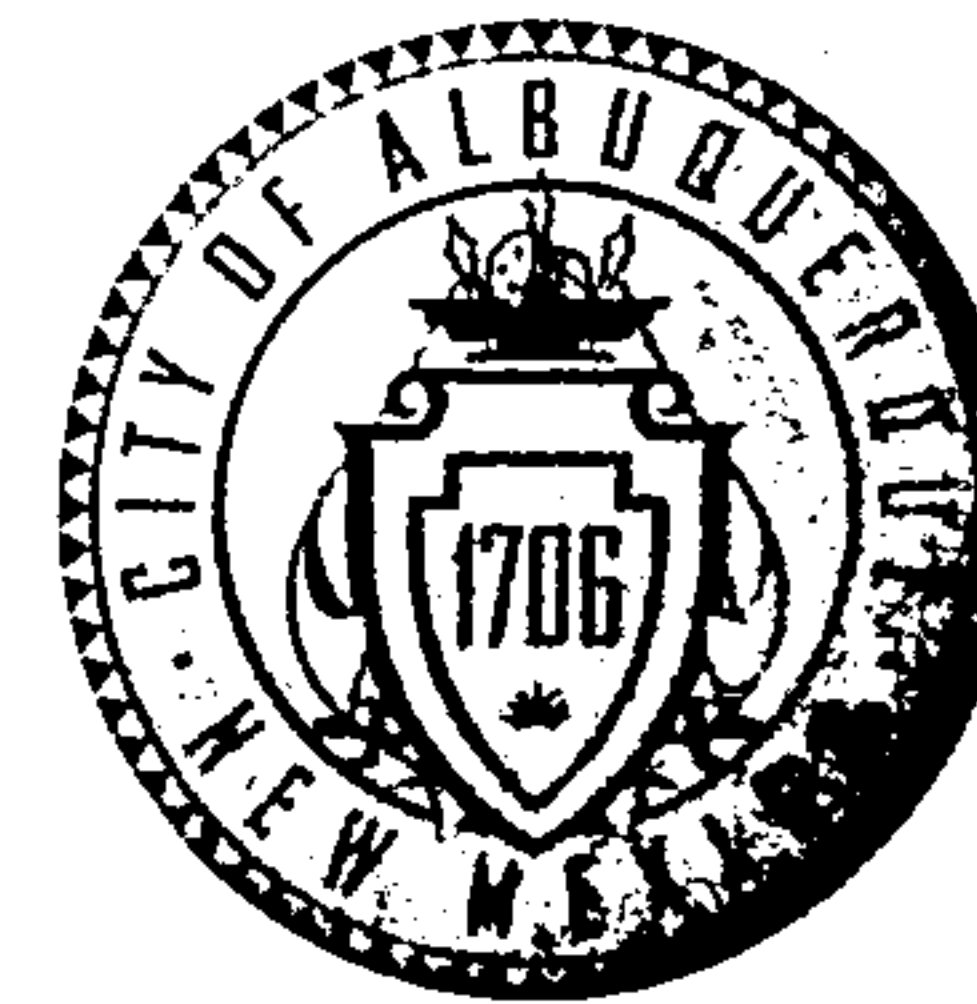
XC: TYLER MASON W/ MYLAR COPY, PANCHE MARTINEZ W/ COPY, CHARLES ROWLAND W/ COPY

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



August 18, 2009

Edith Cherry, Registered Architect
Cherry/See/Reames Architects LLP
220 Gold Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Permanent Building Certificate of Occupancy for
Coronado Elementary, (K14-D098)
601 4th Street SW
Architecture Stamp date 08-14-09

Dear Ms. Cherry:

The TCL/ Letter of Certification submitted on August 18, 2009 is sufficient for acceptance by this office for Final Certificate of Occupancy (C.O.). Notification has been made the Building and Safety Section.

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

Sincerely,

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

C: CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

cherry / see / reames
architects, LLP

220 gold ave., sw albuquerque, n.m. 87102
phone (505) 842-1278 fax (505) 766-9269

TO: **Senior Traffic Engineer**
City of Albuquerque Planning Department
Development & Building Services Division
600 2nd Street, NW
Albuquerque, New Mexico 87102

LETTER OF TRANSMITTAL

Date: 8.18.09	Job No: CORONADO
Attention: Nilo Salgado	
Re: Re-Opening of Coronado School	

LADIES and/or GENTLEMEN, WE ARE SENDING YOU the following items:

☒ Attached ☐ Under separate cover via _____

☐ Shop drawings ☐ Print ☐ Plans ☐ Samples ☐ Specifications

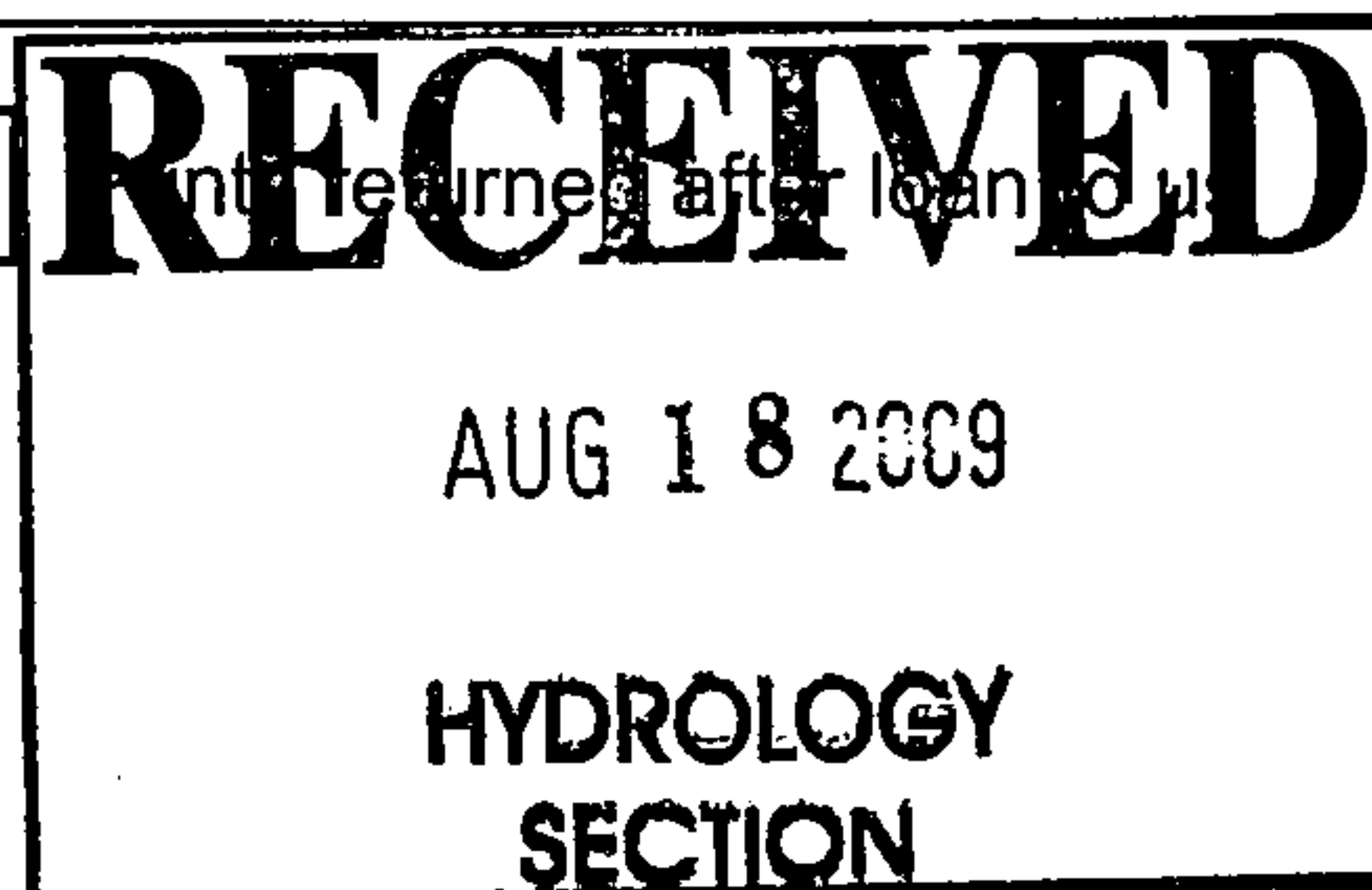
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	5/25/08	CI-101	Site Plan
1	5/25/08	CI-105	Site Details


THESE ARE TRANSMITTED as checked below:

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ copies for approval
<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit _____ copies for distribution
<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return _____ corrected
<input type="checkbox"/> For Review and Comment	<input type="checkbox"/> _____	
<input type="checkbox"/> FOR BIDS DUE _____ 20__		<input type="checkbox"/> RECEIVED into returned after loan to us

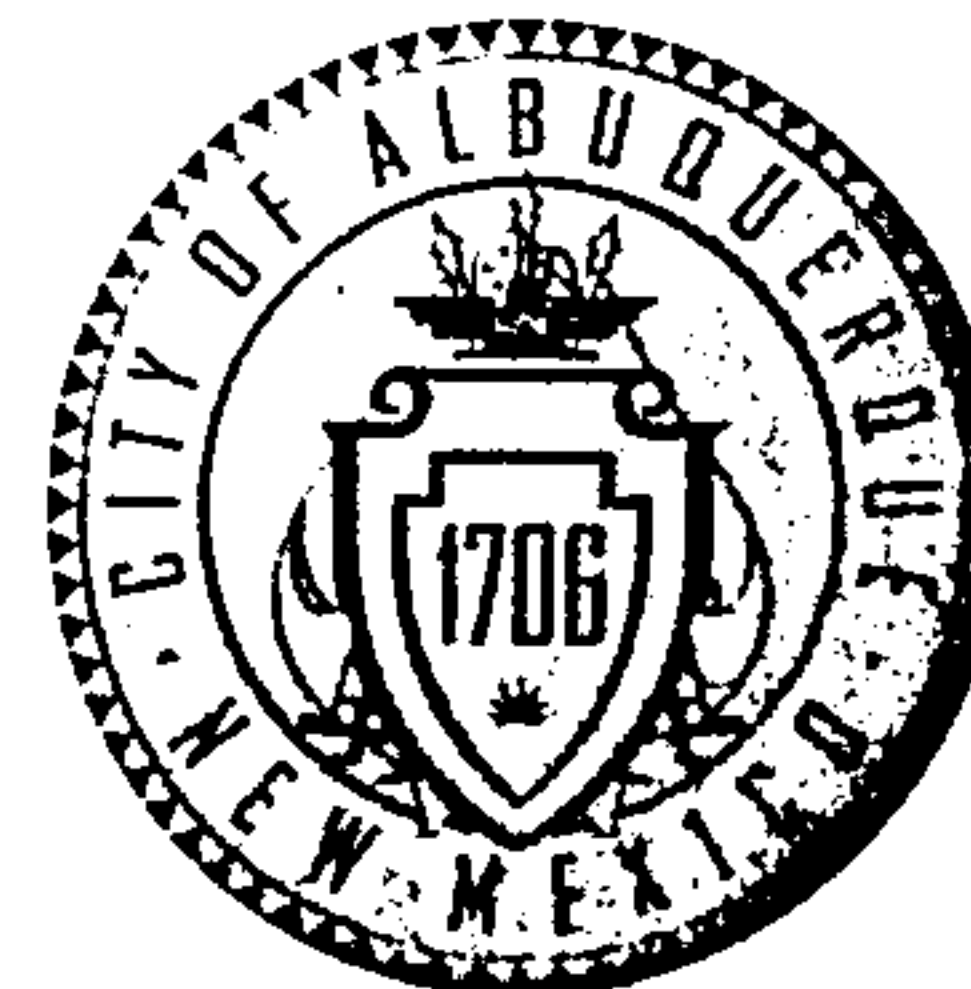
REMARKS:



COPY TO:

SIGNED: 

CITY OF ALBUQUERQUE



August 17, 2009

Edith Cherry, Registered Architect
Cherry/See/Reames Architects LLP
220 Gold Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Temporary Building Certificate of Occupancy for
Coronado Elementary, (K14-D098)
601 4th Street SW
Architecture Stamp date 08-14-09

Dear Ms. Cherry,

Based on the information provided on your submittal dated August 14, 2009, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Site Plan (**Need to provide the approved Site Plan as part of the certification**) issue 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,

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

C: CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Coronado Elementary ZONE MAP: K-14 D098
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-24 INCLUDING BLK 10, THE ATLANTIC
 CITY ADDRESS: 601 4TH ST SW, ALBUQUERQUE NM 87102 PACIFIC ADDITION

ENGINEERING FIRM: Hugh Messa CONTACT: JEFF
 ADDRESS: 6010-B Highway Dr Broomfield PHONE: 345-4250
 CITY, STATE: _____ ZIP CODE: 87109

OWNER: APC FDC CONTACT: Tyler Haddon
 ADDRESS: 915 Oak St SE PHONE: 842-9810
 CITY, STATE: _____ ZIP CODE: 87126-0704

ARCHITECT: Citrony Bevan CONTACT: EDITH CHERRY
 ADDRESS: 220 Gould Ave SW PHONE: 842-1270
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: Hugh Messa CONTACT: JEFF MONTGOMERY
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: General Manning CONTACT: TIFFANY
 ADDRESS: 8501 Jefferson NE PHONE: 829-1144
 CITY, STATE: Albuquerque NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

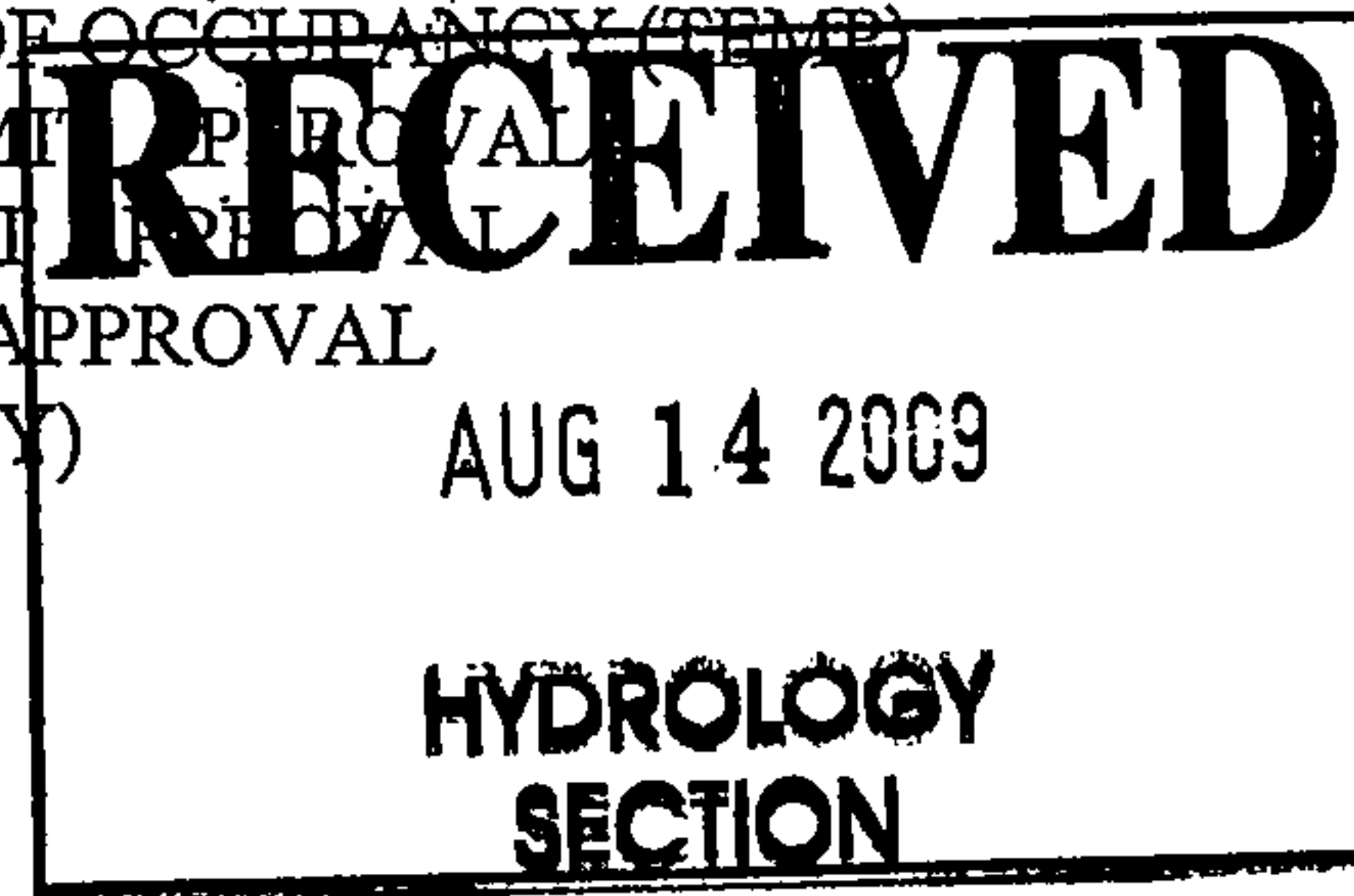
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY)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

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: Aug 14, 2009 BY: Edith Cherry

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.

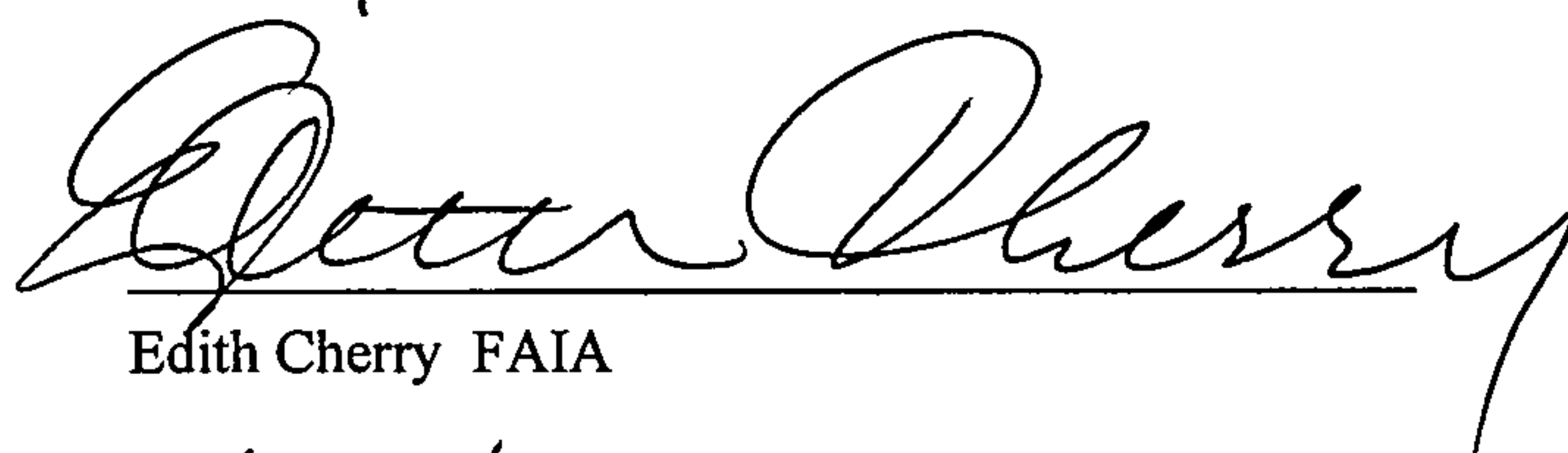
TRAFFIC CIRCULATION LAYOUT CERTIFICATION
W/VERIFICATION BY ARCHITECT OF RECORD

8/14/09

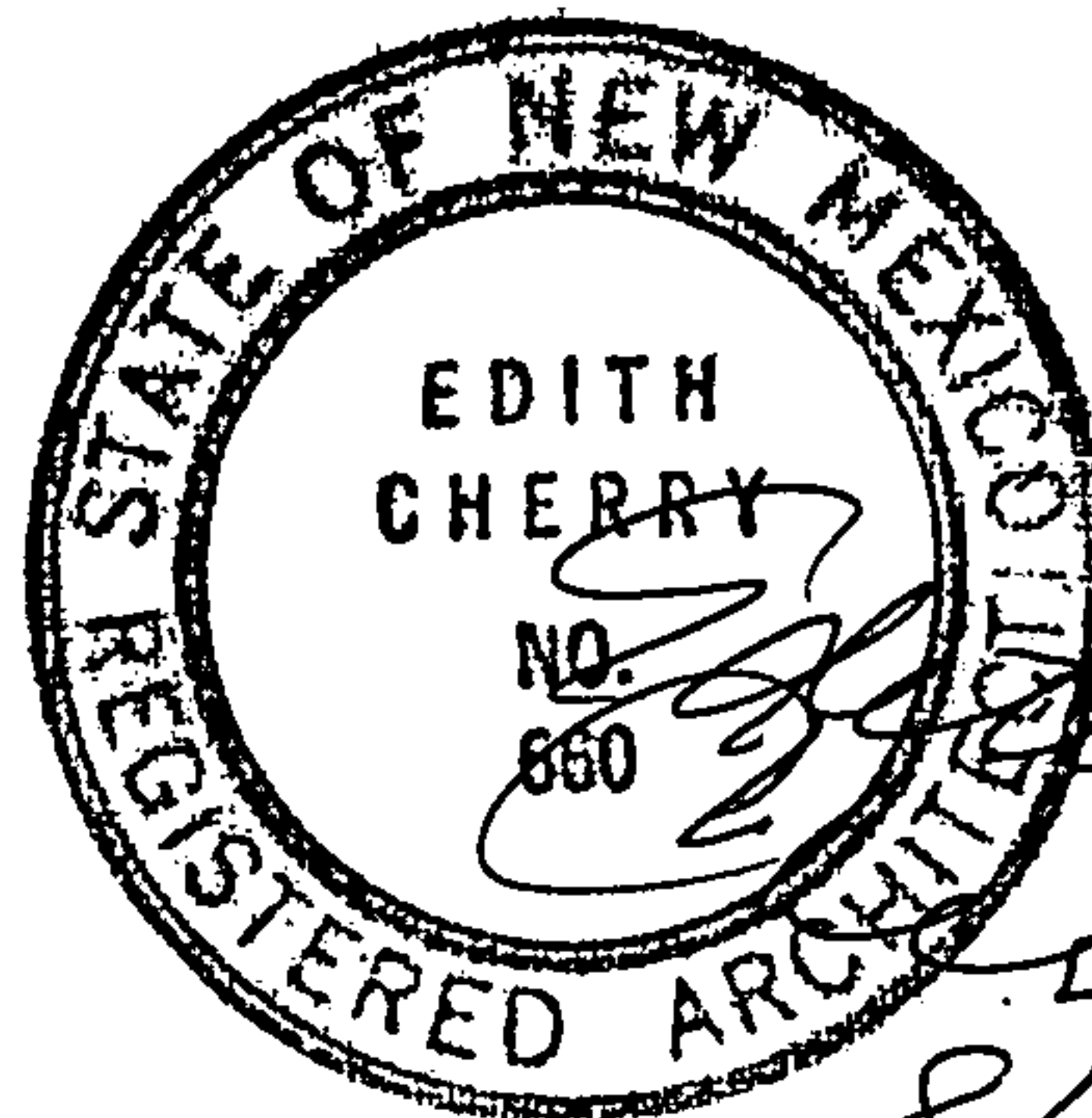
TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, EDITH CHERRY, F.A.I.A., OF THE FIRM EDITH CHERRY / D. JAMES SEE / TINA REAMES ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT, CORONADO ELEMENTARY SCHOOL, CAFETERIA / GYMNASIUM ADDITION, HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 30, 2008. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL APPROVAL OF THE TRAFFIC CIRCULATION LAYOUT FOR CORONADO ELEMENTARY SCHOOL, LOTS 1 THROUGH 24, INCLUSIVE BLOCK O, THE ATLANTIC PACIFIC ADDITION, ALBUQUERQUE, NM.

THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Edith Cherry FAIA

8/14/09
Date



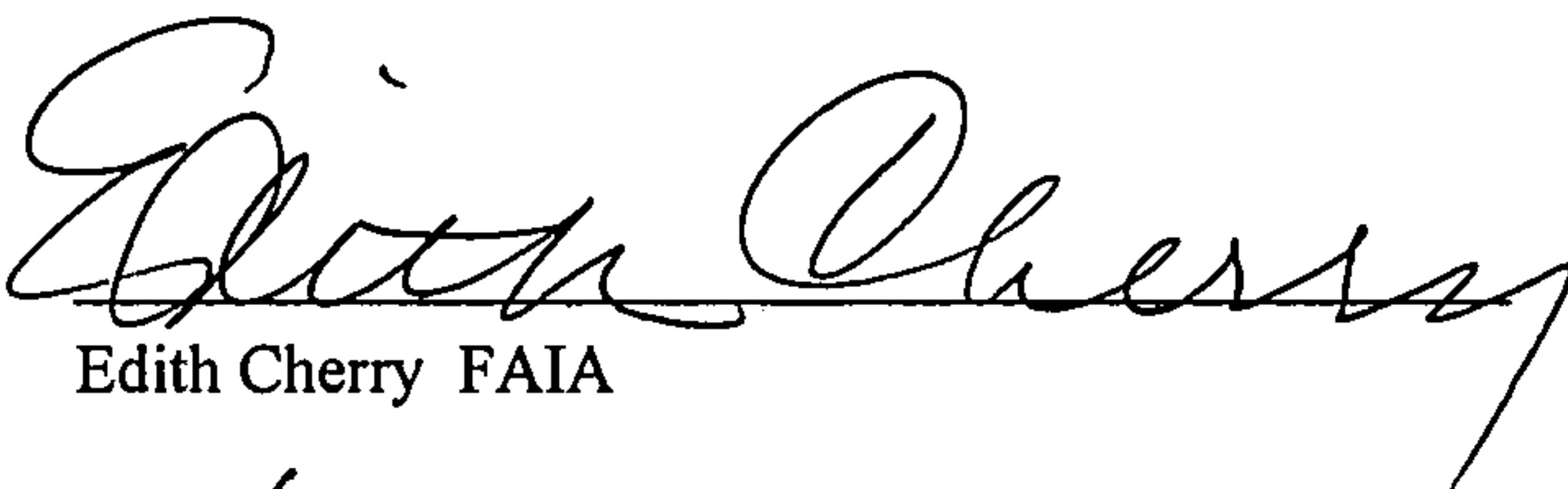
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W/VERIFICATION BY ARCHITECT OF RECORD

8/14/09

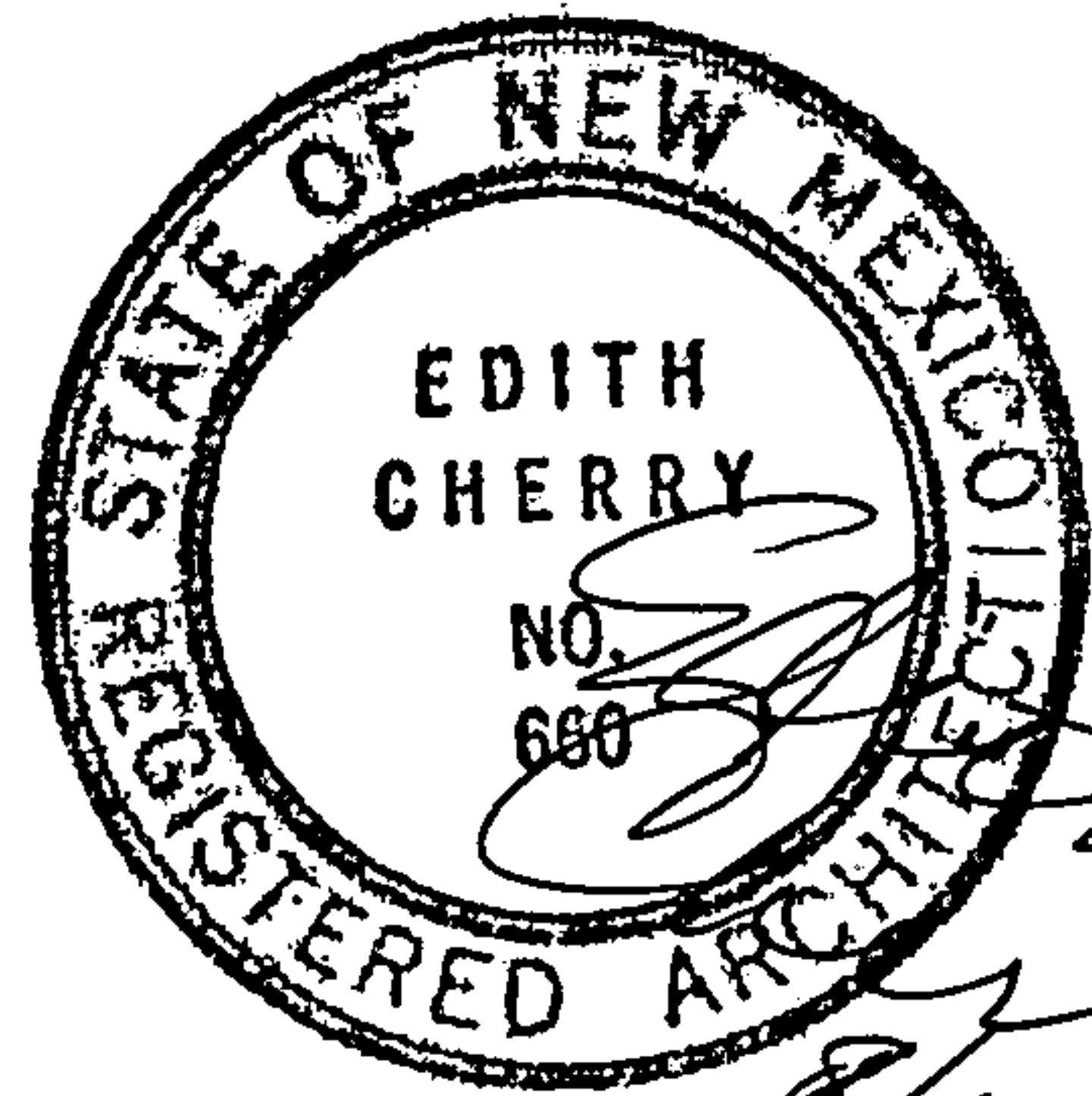
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Edith Cherry FAIA

8/14/09
Date



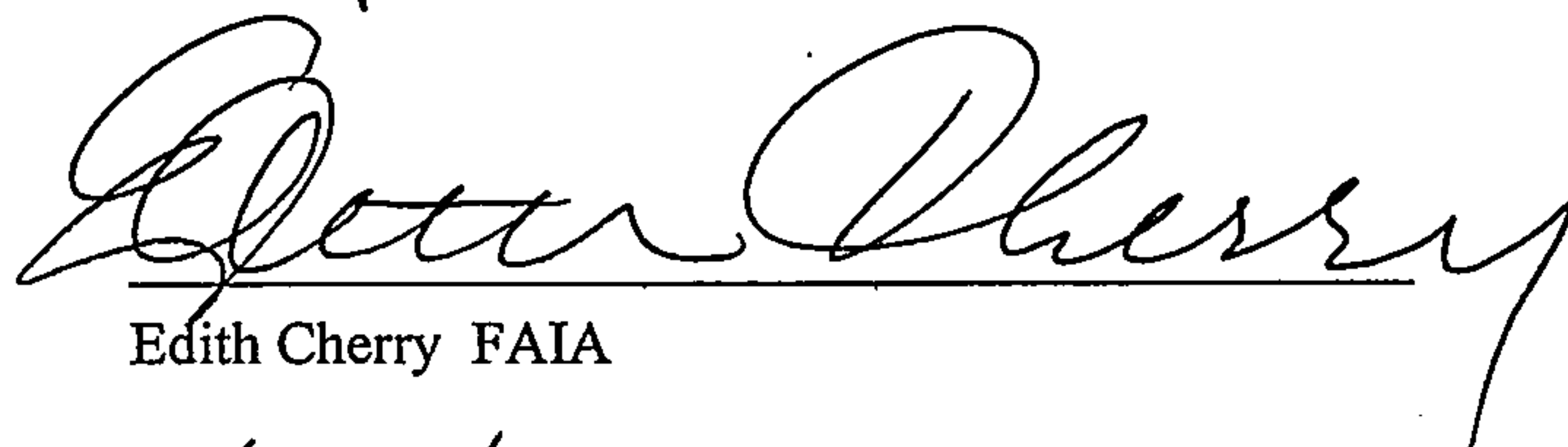
TRAFFIC CIRCULATION LAYOUT CERTIFICATION
W/VERIFICATION BY ARCHITECT OF RECORD

8/14/09

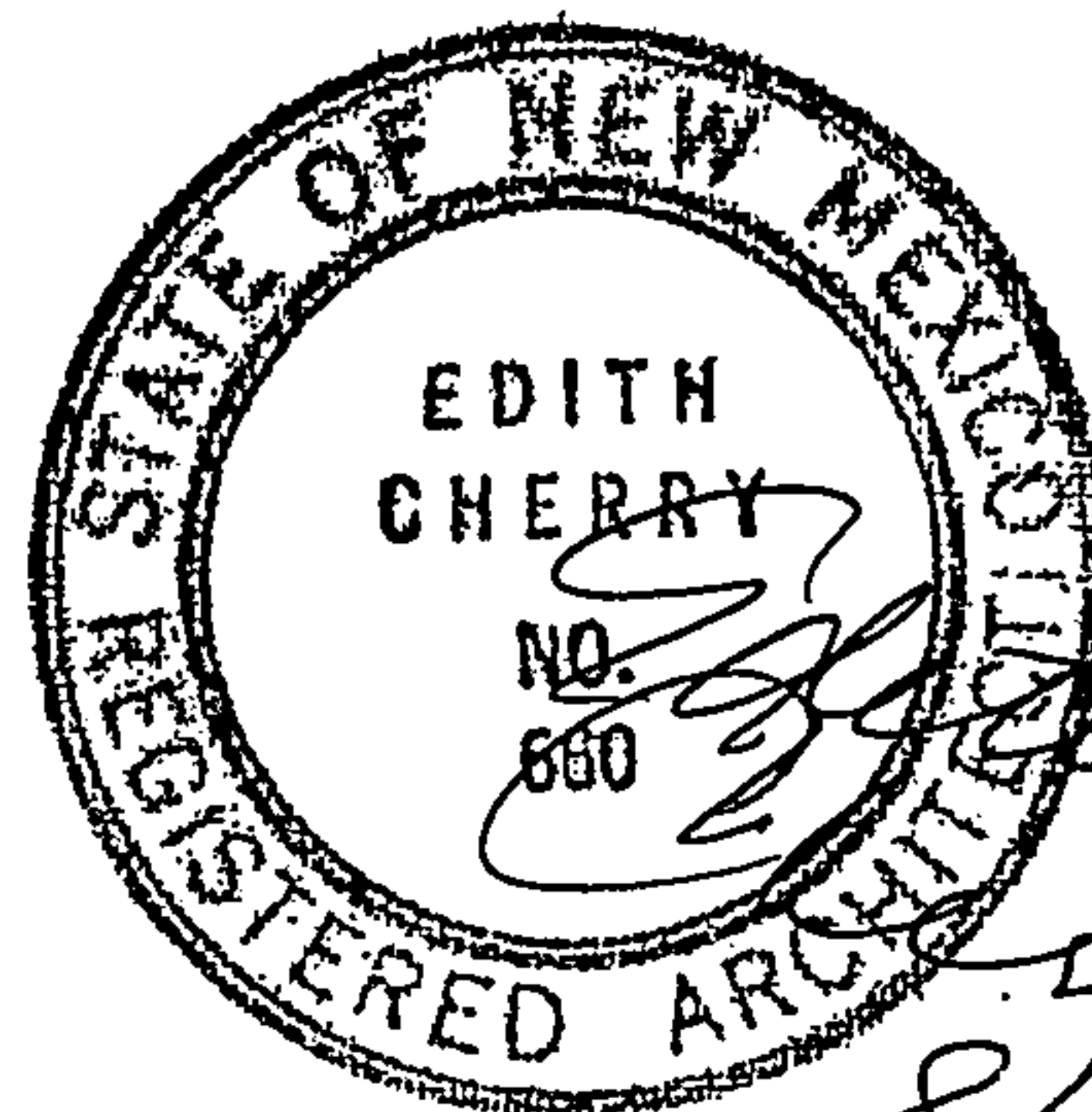
TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, EDITH CHERRY, F.A.I.A., OF THE FIRM EDITH CHERRY / D. JAMES SEE / TINA REAMES ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT, CORONADO ELEMENTARY SCHOOL, CAFETERIA / GYMNASIUM ADDITION, HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 30, 2008. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL APPROVAL OF THE TRAFFIC CIRCULATION LAYOUT FOR CORONADO ELEMENTARY SCHOOL, LOTS 1 THROUGH 24, INCLUSIVE BLOCK O, THE ATLANTIC PACIFIC ADDITION, ALBUQUERQUE, NM.

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Edith Cherry FAIA

8/14/09
Date



File
K-14/D098

CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP
(HMCG PROJECT NUMBER 2007.062.2)

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: K14/D DATE: 09/06/2007
CROSS REFERENCE NUMBERS: EPC _____ DRB _____ DRC _____
SUBJECT: CORONADO ELEMENTARY SCHOOL RENOVATION
STREET ADDRESS: 601 FOURTH STREET SW
SUBDIVISION NAME: LOTS 1-24, BLK O, ATLANTIC & PACIFIC ADDITION PLUS VACATED ALLEY

TYPE OF APPROVAL

- ☐ PRELIMINARY & FINAL PLAT
☒ BUILDING PERMIT
☐ GRADING PERMIT
☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION
☒ OTHER SO#19 7/OR WORK ORDER

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
JEFF MORTENSEN	HMCG	345-4250
BRAD BINGHAM	HYDROLOGY	924-3986

FINDINGS:

1. THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING:
 - MODIFYING THE ROOF DRAINAGE OF THE EXISTING CLASSROOM WING
 - DEVELOPMENT OF NEW PLAYGROUND AREAS
 - DEVELOPMENT OF NEW ONSITE SIDEWALKS AND PARKING LOTS
 - RENOVATING AND EXPANDING THE MEDIA CENTER BUILDING
 - CONSTRUCTING A NEW GYMNASIUM/CAFETERIA
2. A DRAINAGE PLAN FOR THE PROJECT WILL BE REQUIRED; THE DRAINAGE PLAN SHALL ADDRESS THE FOLLOWING:
 - CHANGES TO EXISTING DRAINAGE PATTERNS
 - ANY PROPOSED REGRADING
 - ANY SO #19 AND/OR WORK ORDER REQUIREMENTS
 - QUALITATIVE ASSESSMENT OF DOWNSTREAM CAPACITY
 - CALCULATIONS FOR EXISTING AND DEVELOPED CONDITIONS
 - CALCULATIONS FOR STORM DRAIN CAPACITIES IF PRIVATE STORM DRAIN IMPROVEMENTS PROPOSED
3. FREE DISCHARGE TO THE ADJACENT STREETS VIA DIRECT CONNECTION TO EXISTING INLETS (SO#19), DRIVEPADS AND/OR PRIVATE ENTRANCES, SIDEWALK CULVERTS (SO#19), OR CONNECTION TO EXISTING PUBLIC STORM DRAINS WITHIN ADJACENT STREETS (WORK ORDER) PERMISSIBLE
4. CONNECTIONS TO THE EXISTING PUBLIC STORM DRAINS MAY REQUIRE COMPLEX TRAFFIC CONTROL THEREFORE SO#19 MAY NOT BE APPROPRIATE FOR NEW SDMH
5. PRIVATE DEVELOPMENT UPON UNVACATED PUBLIC ALLEY WILL NOT BE ALLOWED OR APPROVED; RESOLUTION OF THE STATUS OF THE PUBLIC ALLEY RUNNING THROUGH THE MIDDLE OF THE BLOCK IS REQUIRED.
6. IN LIEU OF A LOT LINE ELIMINATION REPLAT TO CONSOLIDATE LOTS 1-24 PLUS THE VACATED ALLEY INTO A SINGLE TRACT, APS WILL NEED TO DEVELOP AND EXECUTE AN ACCEPTABLE FORM OF AGREEMENT ACKNOWLEDGING AND APPROVING CROSS LOT DRAINAGE.
7. OWNERSHIP OF ALL LOTS AFFECTED BY THE PROPOSED PROJECT IS REQUIRED FOR CROSS LOT DRAINAGE IN THE ABSENCE OF A REPLAT.

CONFERENCE RECAP (2007.062.2)
09/06/2007
PAGE 2

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

SIGNED: 

TITLE: CONSULTANT

DATE: 11/14/2007

SIGNED: 

TITLE: CITY HYDROLOGIST

DATE: 11-14-2007

NOTE: PLEASE PROVIDE A COPY OF THIS RECAP WITH EACH DRAINAGE SUBMITTAL