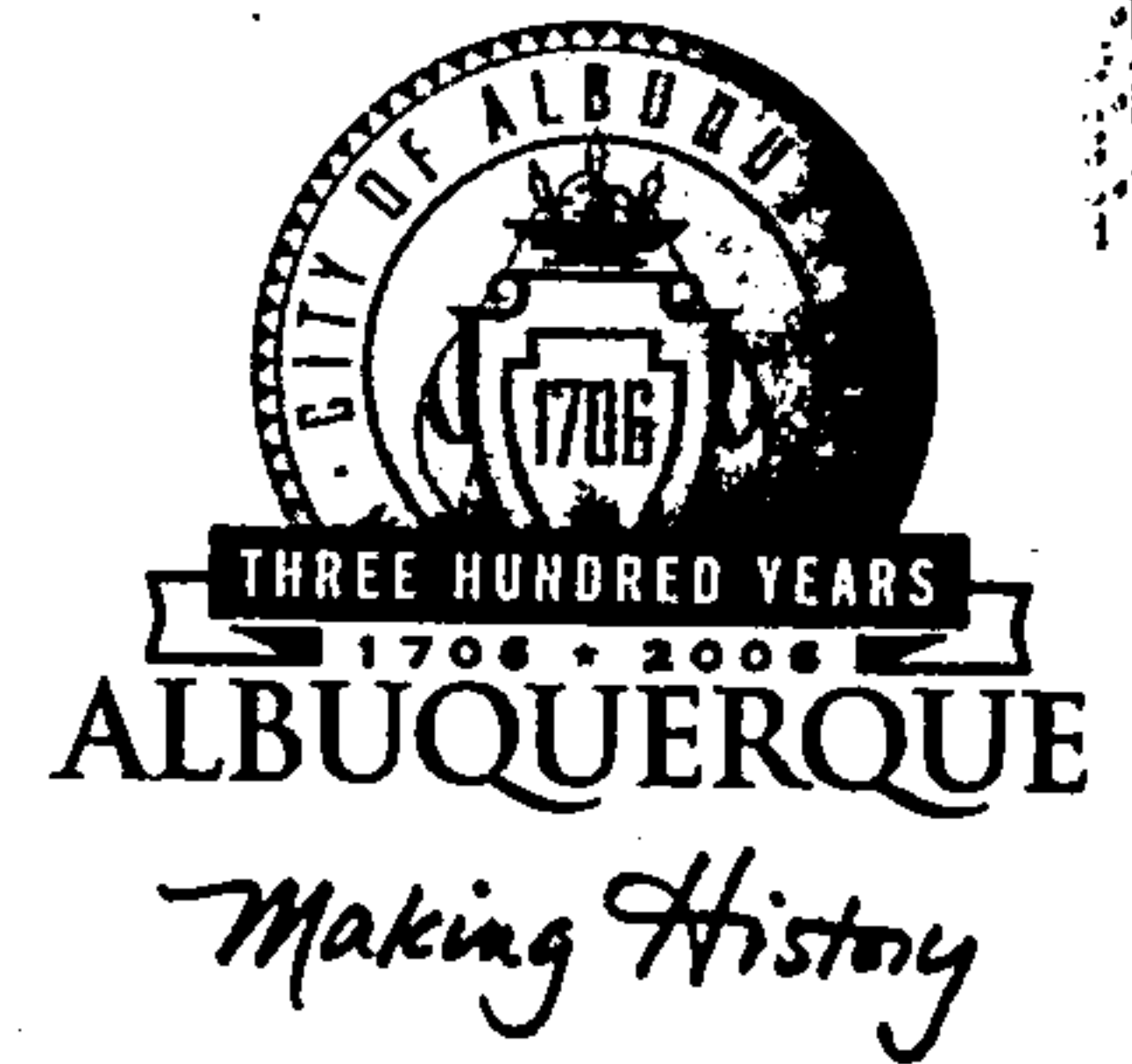


CITY OF ALBUQUERQUE



February 8, 2005

Mr. Billy O. McCarty, P.E.
BEAM DESIGNS
855 Polaris Blvd. SE
Rio Rancho, NM 87124

Re: 212 PRINCETON DR. 4-PLEX
212 Princeton Dr. SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/15/2004 (K-15/D65)
Certification dated 02/03/2005

P.O. Box 1293

Dear Billy,

Albuquerque

Based upon the information provided in your submittal received 02/07/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 212 PRINCETON DR. 4-PLEX

ZONE MAP/DRG. FILE #: K-16/D65

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6, BLOCK 13 UNIVERSITY HEIGHTS ADDITION

CITY ADDRESS: 212 PRINCETON DR. SE

ENGINEERING FIRM: BEAM DESIGNS

ADDRESS: 855 POLARIS BLVD. SE

CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY

PHONE: 888-0391

ZIP CODE: 87124

OWNER: PETE VILLEGAS

ADDRESS: P. O. BOX 4401

CITY, STATE: ALBUQUERQUE, NM

CONTACT: PETE VILLEGAS

PHONE: 463-8210

ZIP CODE: 87106

ARCHITECT: RYAN DESIGN AND DRAFTING

ADDRESS: 3250 COORS BLVD. NW, STE D2

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JIM RYAN

PHONE: 833-0345

ZIP CODE: 87120

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: RAM CONSTRUCTION

ADDRESS: 1324 TOBACCO RD. SW

CITY, STATE: ALBUQUERQUE, NM

CONTACT: WAYNE LUJAN

PHONE: 307-1266

ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

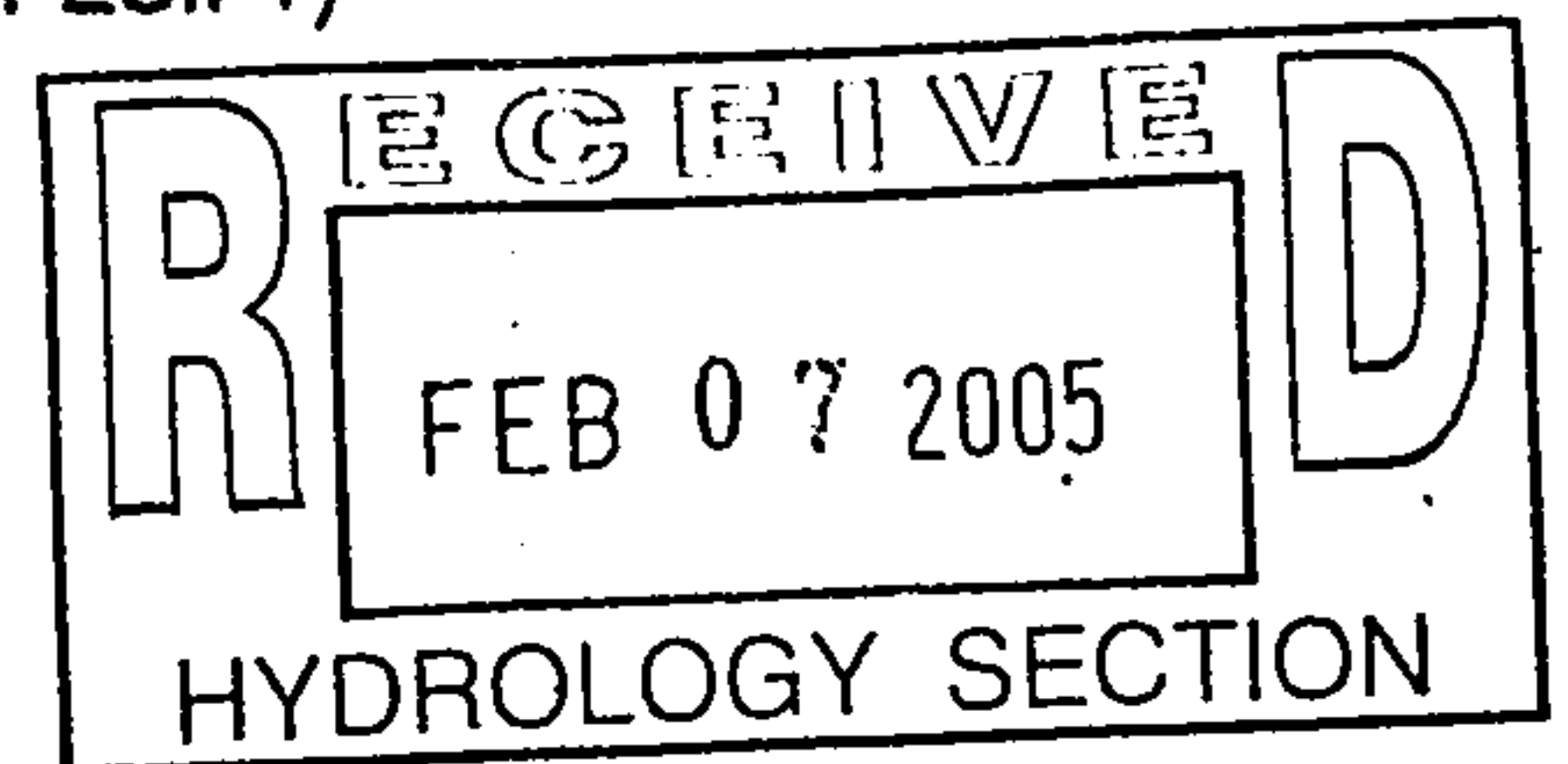
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ 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)

VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

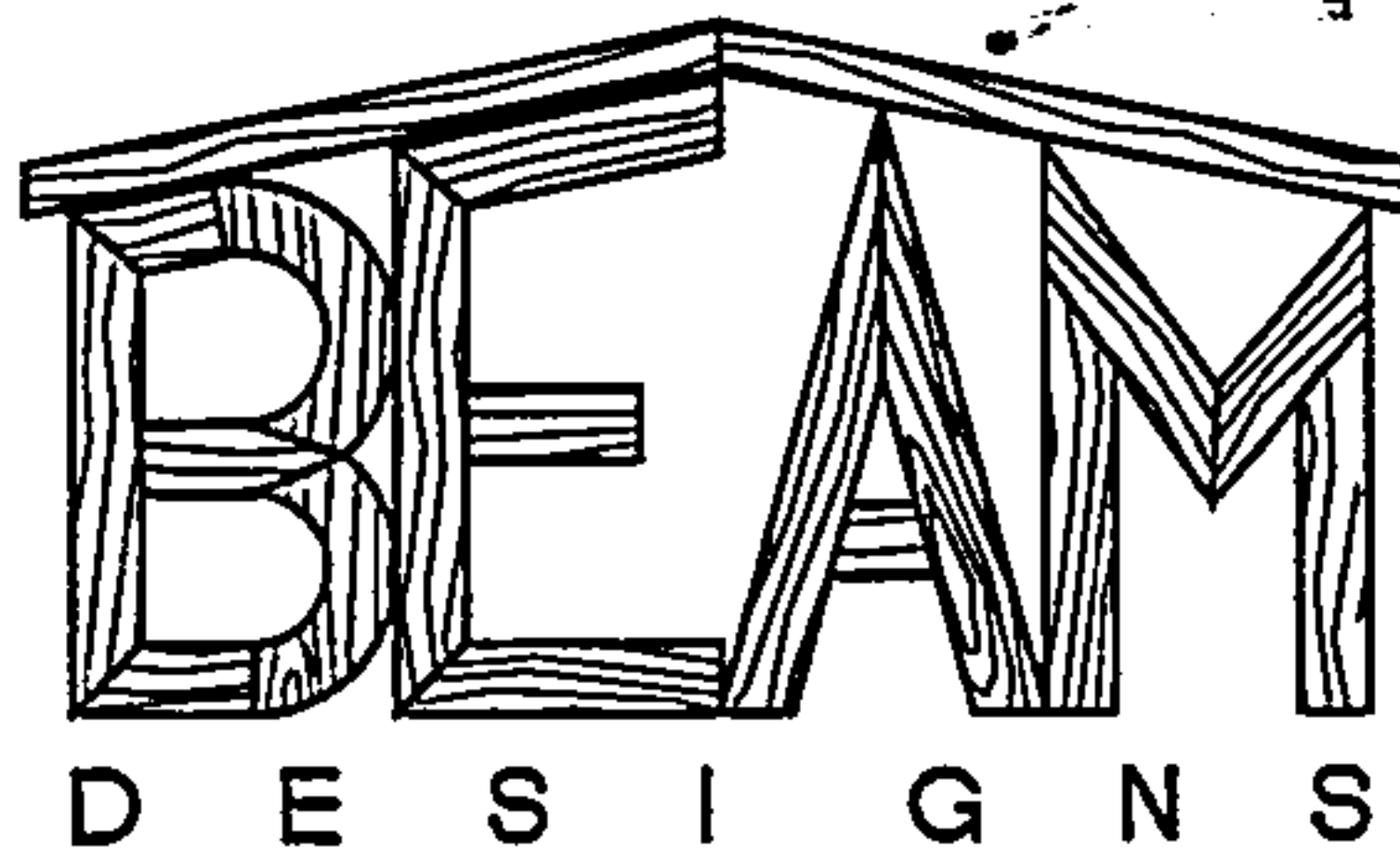


DATE SUBMITTED: 2-7-05 BY: Billy O McCarty

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 (5) acres and Sector Plans.
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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

BUILDING
ENGINEERING
AND
MUNICIPAL
DESIGNS



855 POLARIS BLVD., SE
RIO RANCHO, NM 87124
PHONE (505) 896-0391
FAX (505) 994-3952
beamdesigns@qwest.net

TRANSMITTAL LETTER

TO: City of Albuquerque Hydrology Dept.

FROM: Billy O. McCarty, P.E. *BOM*

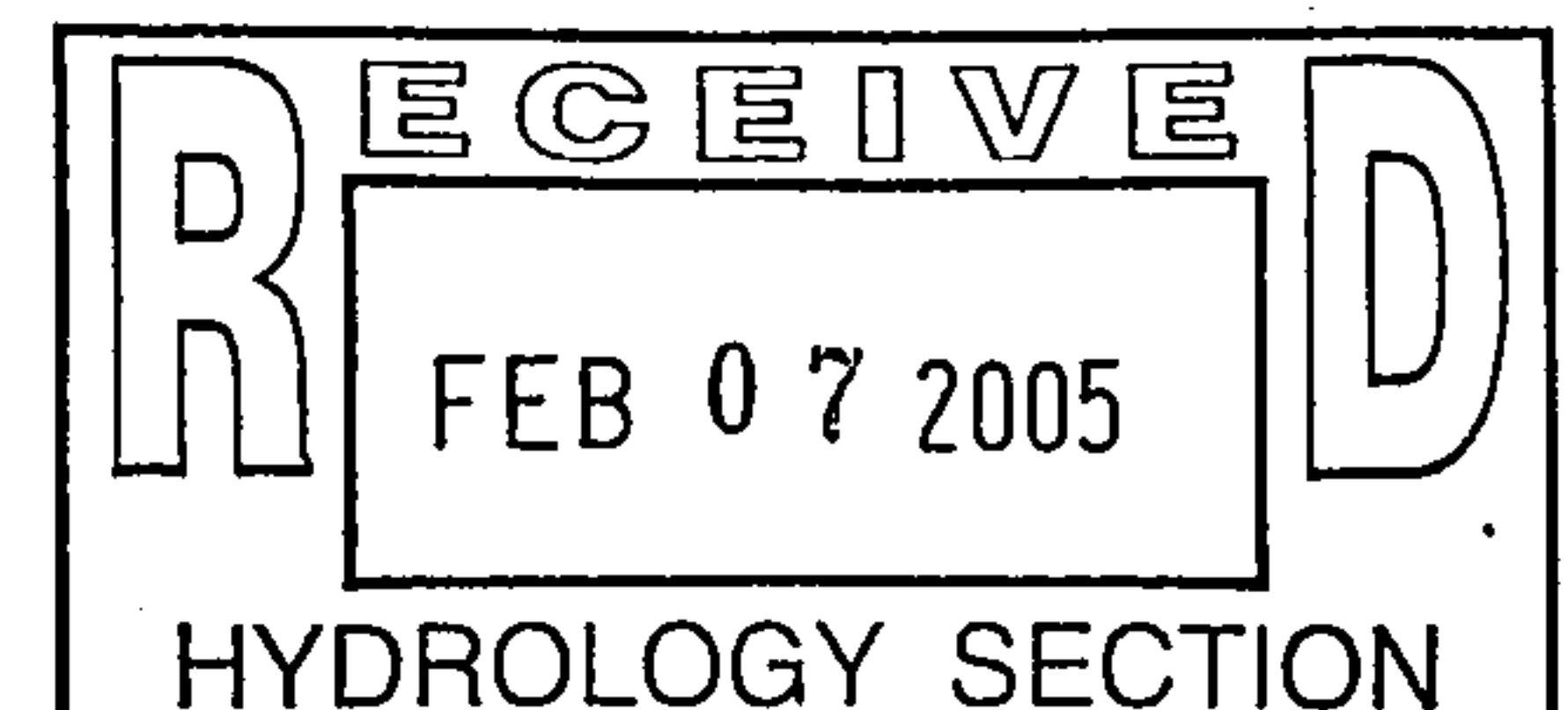
DATE: February 7, 2005

RE: 212 Princeton Quad Plex

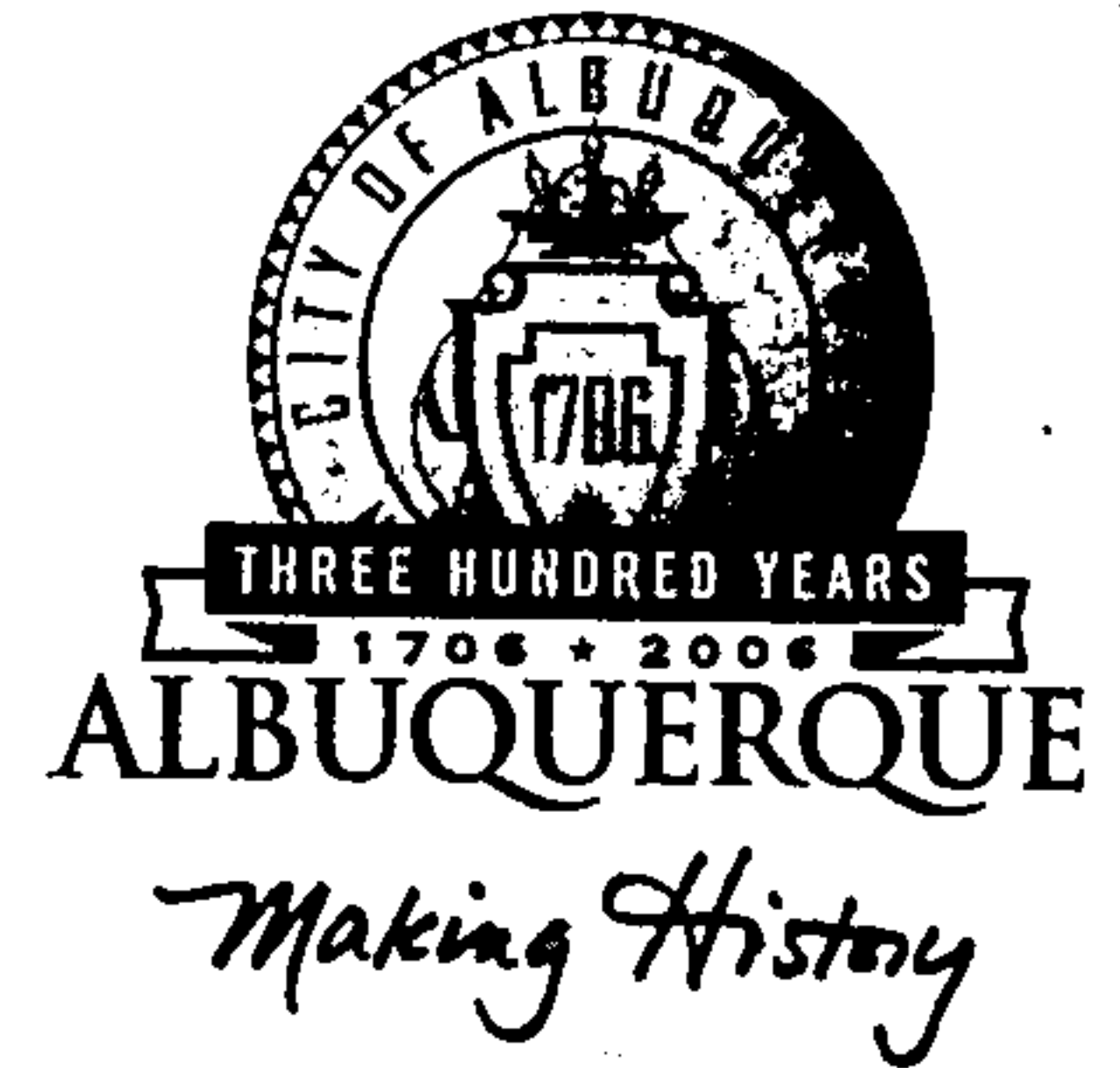
ITEMS INCLUDED:

- 1 Drainage Information Sheet
- 3 Grading and Drainage Plan Sheets (includes TCL)

COMMENTS: Attached is the engineer's certification for the grading plan and TCL. If you have additional questions, please call me at 896-0391 and I will be glad to assist you. Otherwise, please proceed with your review and approval for the Certificate of Occupancy.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 8, 2005

Billy O. McCarty, Registered Architect
855 Polaris Blvd SE
Rio Rancho, NM 87124

Re: Certification Submittal for Final Building Certificate of Occupancy for
212 Princeton Four Plex, [K-16 / D65]
212 Princeton Dr SE
Engineer's Stamp Dated 02/03/05

Dear Mr. McCarty:

P.O. Box 1293

The TCL / Letter of Certification submitted on February 7, 2005 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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 212 PRINCETON DR. 4-PLEX

ZONE MAP/DRG. FILE #: K-16/D65

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6, BLOCK 13, UNIVERSITY HEIGHTS ADDITION

CITY ADDRESS: 212 PRINCETON DR., SE

ENGINEERING FIRM: BEAM DESIGNS

ADDRESS: 855 POLARIS BLVD. SE

CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY

PHONE: 896-0391

ZIP CODE: 87124

OWNER: PETE VILLEGAS

ADDRESS: P. O. BOX 4401

CITY, STATE: ALBUQUERQUE, NM

CONTACT: PETE VILLEGAS

PHONE: 463-8210

ZIP CODE: 87106

ARCHITECT: RYAN DESIGN AND DRAFTING

ADDRESS: 3250 COORS BLVD NW, STE D2

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JIM RYAN

PHONE: 833-0345

ZIP CODE: 87120

SURVEYOR: _____

ADDRESS _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: RAM CONSTRUCTION

ADDRESS: 1321 TOBACCO RD., SW

CITY, STATE: ALBUQUERQUE, NM

CONTACT: WAYNE LUJAN

PHONE: 307-1266

ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

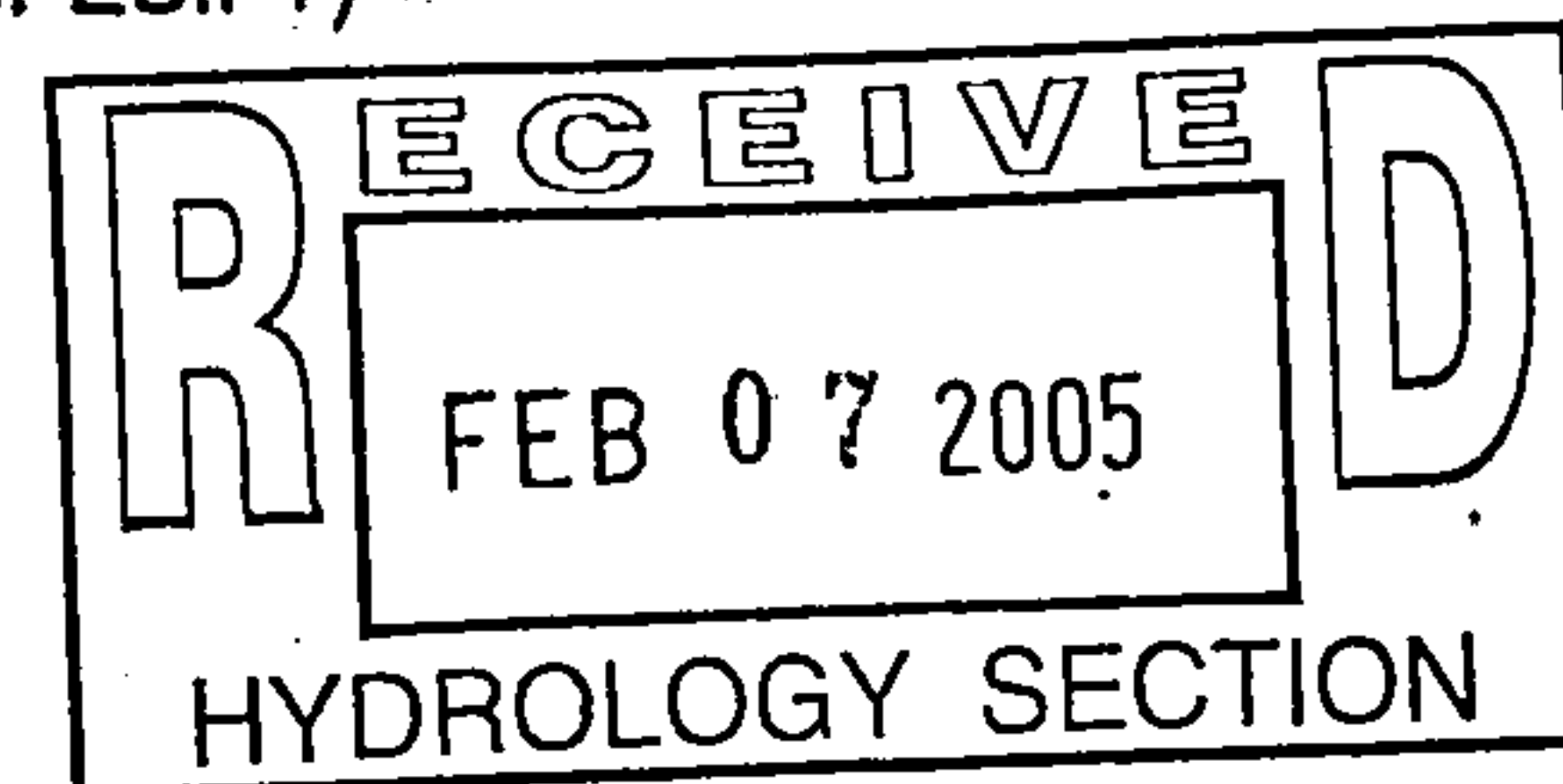
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)
☒ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

- ☐ 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



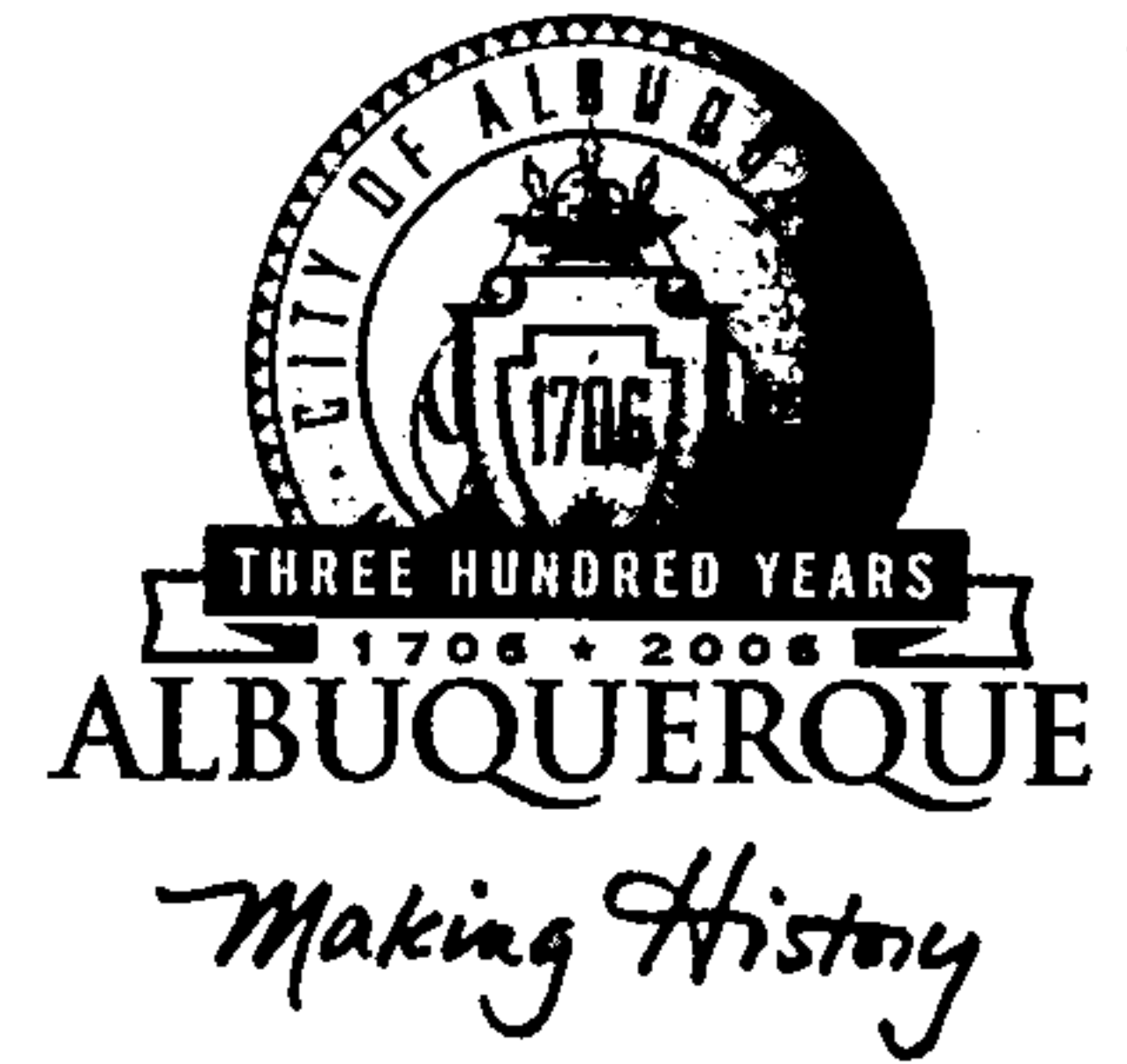
DATE SUBMITTED: 2-7-05

BY: Billy O McCarty

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:

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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



November 8, 2004

Billy McCarty, P.E.
BEAM Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

Re: 212 Princeton 4-Plex, Grading and Drainage Plan
Engineer's Stamp dated 9-29-04 (K16-D65)

Dear Mr. McCarty,

Based upon the information provided in your submittal received 9-30-04, 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

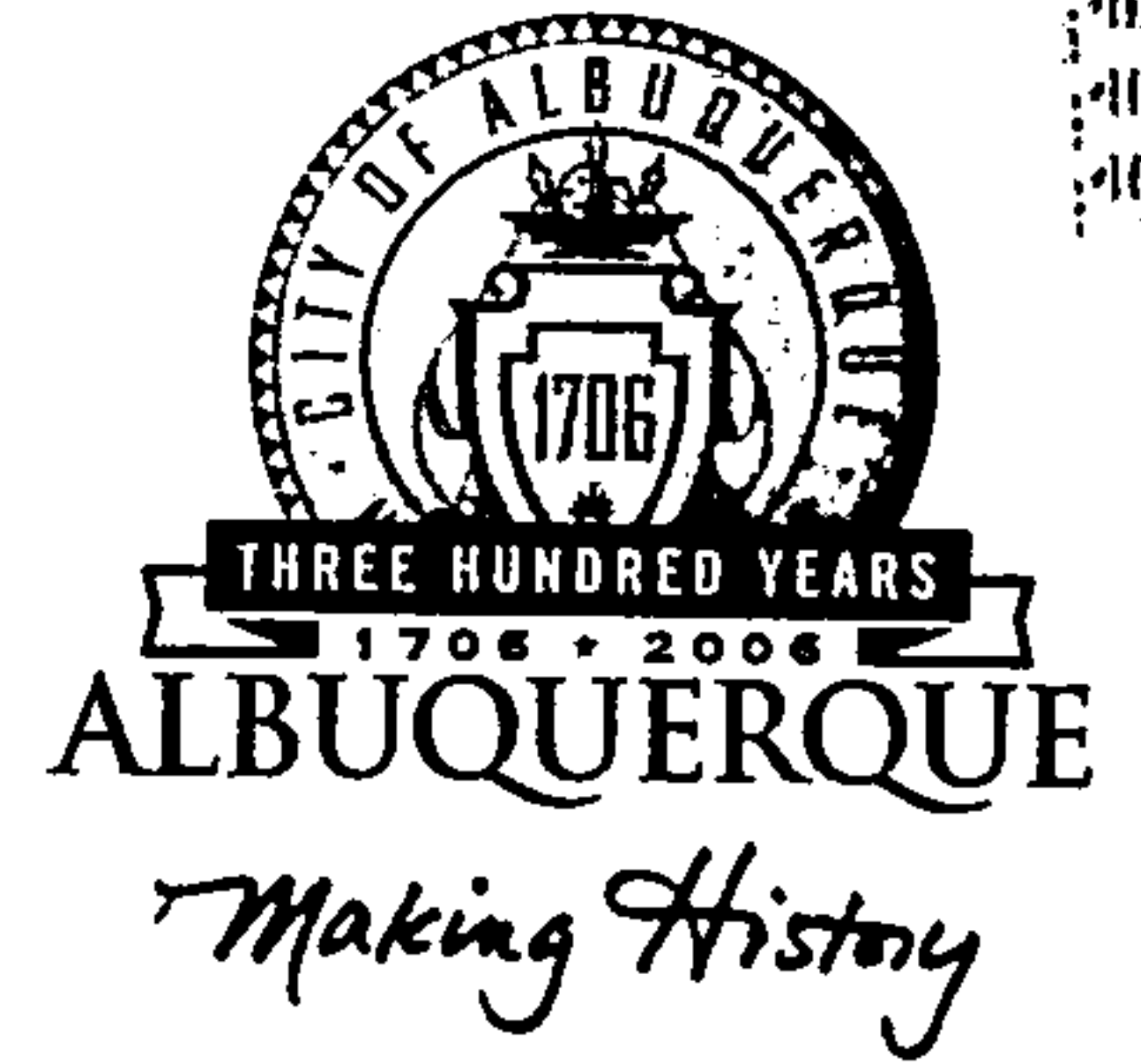
1. The drainage information mentions offsite runoff received from the alley. Please quantify the offsite runoff.
2. Hydraulic calculations should also be included to determine if the "Sidewalk Valley Gutter" is adequately sized.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



November 8, 2004

Billy McCarty, P.E.
BEAM Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

Re: 212 Princeton 4-Plex, Grading and Drainage Plan
Engineer's Stamp dated 11-15-04 (K16-D65)

Dear Mr. McCarty,

Based upon the information provided in your submittal received 11-16-04, 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 Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 212 PRINCETON DR. 4-PLEX

ZONE MAP/DRG. FILE #: K-16 / D65

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6, BLOCK 13, UNIVERSITY HEIGHTS ADDITION

CITY ADDRESS: 212 PRINCETON DR., SE

ENGINEERING FIRM: BEAM DESIGNS

ADDRESS: 855 POLARIS BLVD. SE

CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY

PHONE: 896-0391

ZIP CODE: 87124

OWNER: PETE VILLEGAS

ADDRESS: P. O. BOX 4401

CITY, STATE: ALBUQUERQUE, NM

CONTACT: PETE VILLEGAS

PHONE: 463-8210

ZIP CODE: 87106

ARCHITECT: RYAN DESIGN AND DRAFTING

ADDRESS: 3250 COORS BLVD NW, STE D2

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JIM RYAN

PHONE: 833-0345

ZIP CODE: 87120

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: RAM CONSTRUCTION

ADDRESS: 1321 TOBACCO RD., SW

CITY, STATE: ALBUQUERQUE, NM

CONTACT: WAYNE LUJAN

PHONE: 307-1266

ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

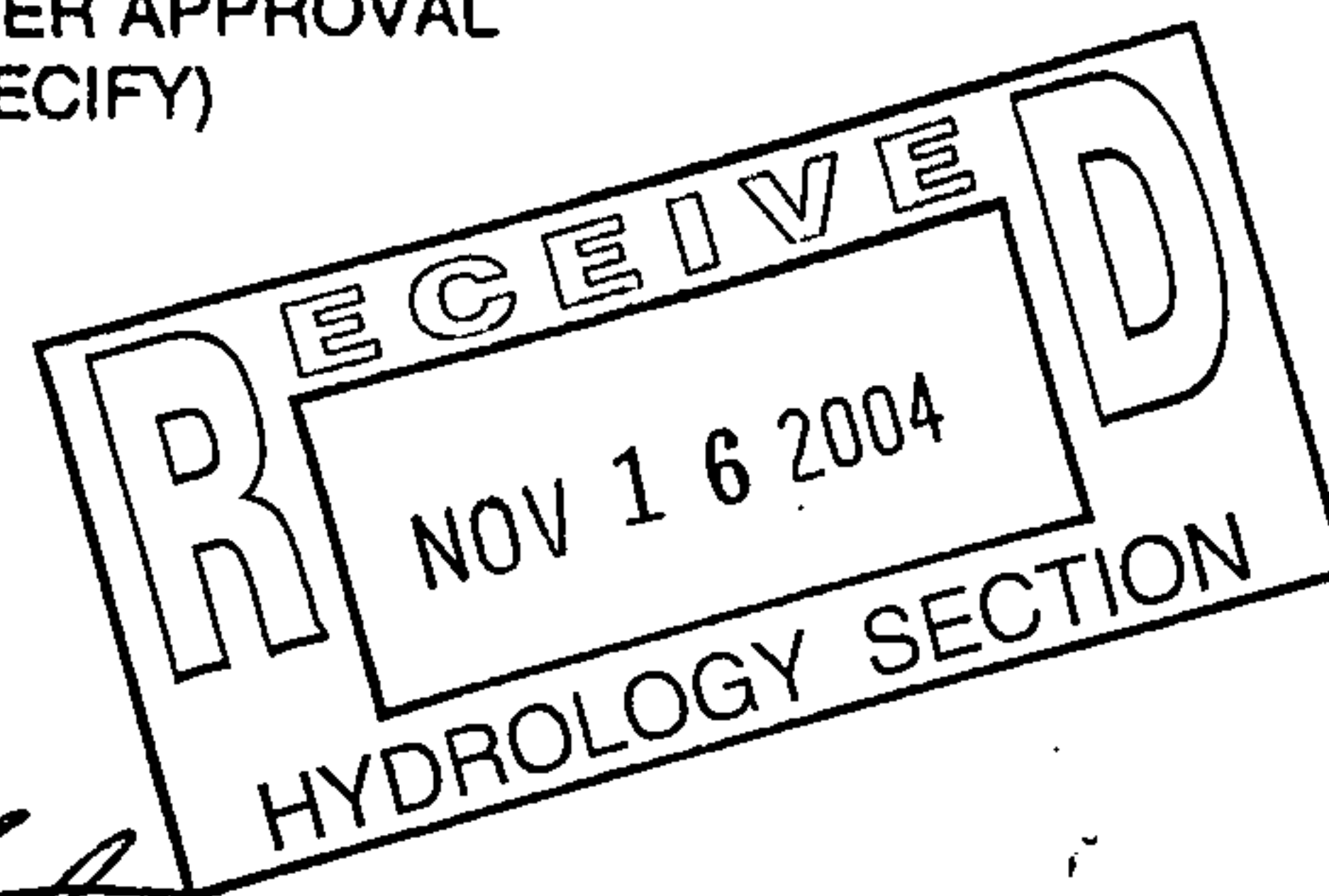
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 11-16-04

BY: Billy McCarty



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 (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.

BUILDING
ENGINEERING
AND
MUNICIPAL
DESIGNS



855 POLARIS BLVD., SE
RIO RANCHO, NM 87124
PHONE (505) 896-0391
FAX (505) 994-3952
beamdesigns@qwest.net

TRANSMITTAL LETTER

TO: City of Albuquerque Hydrology Dept.

FROM: Billy O. McCarty, P.E. *Billy O McCarty*

DATE: November 16, 2004

RE: 212 Princeton Dr. 4-plex (K16-D65)

ITEMS INCLUDED:

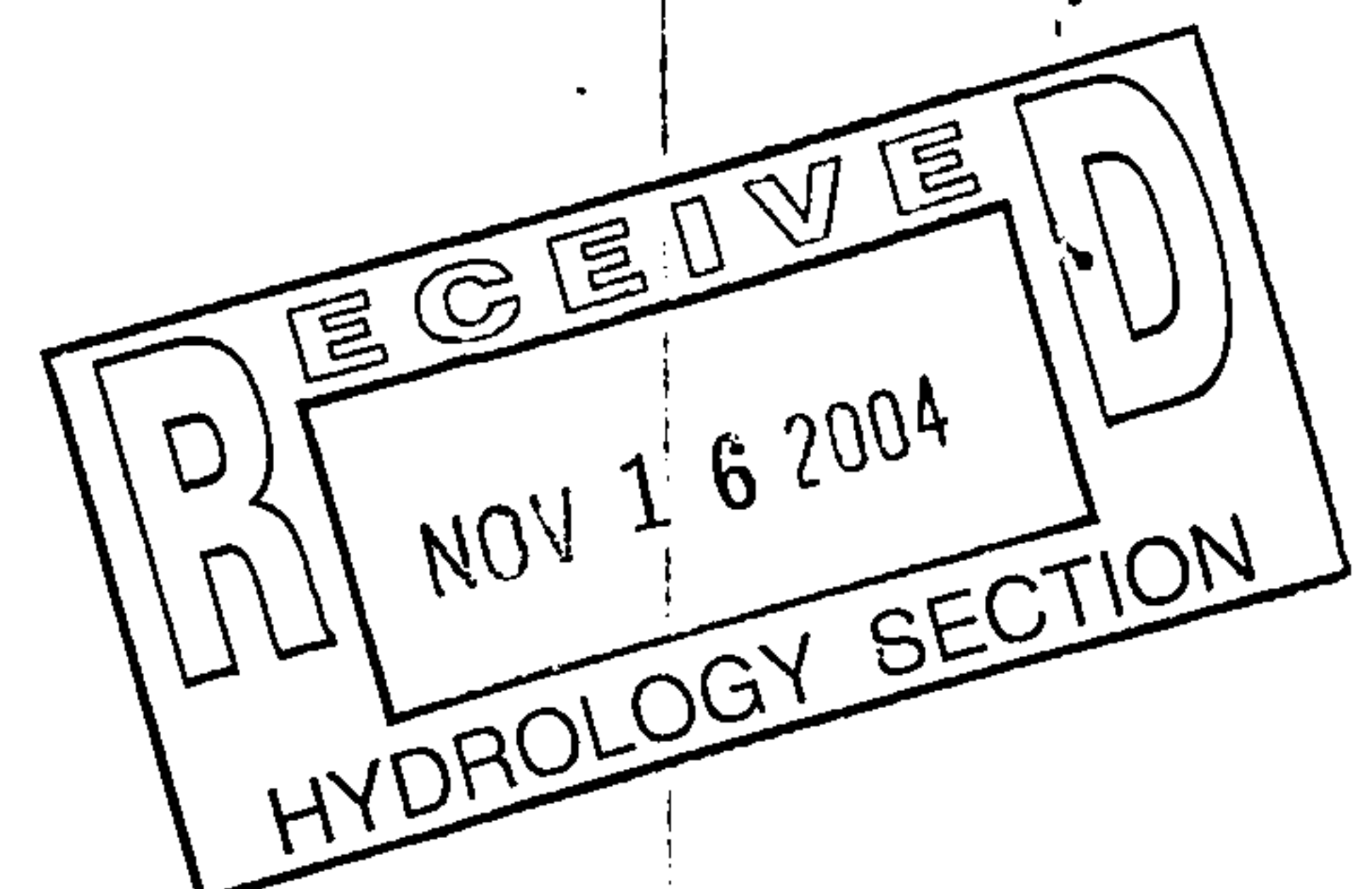
- 1 Drainage Information Sheet
- 2 Grading and Drainage Plan Sheets

COMMENTS: Comments for this job from the letter dated November 8, 2004 have been addressed as follows:

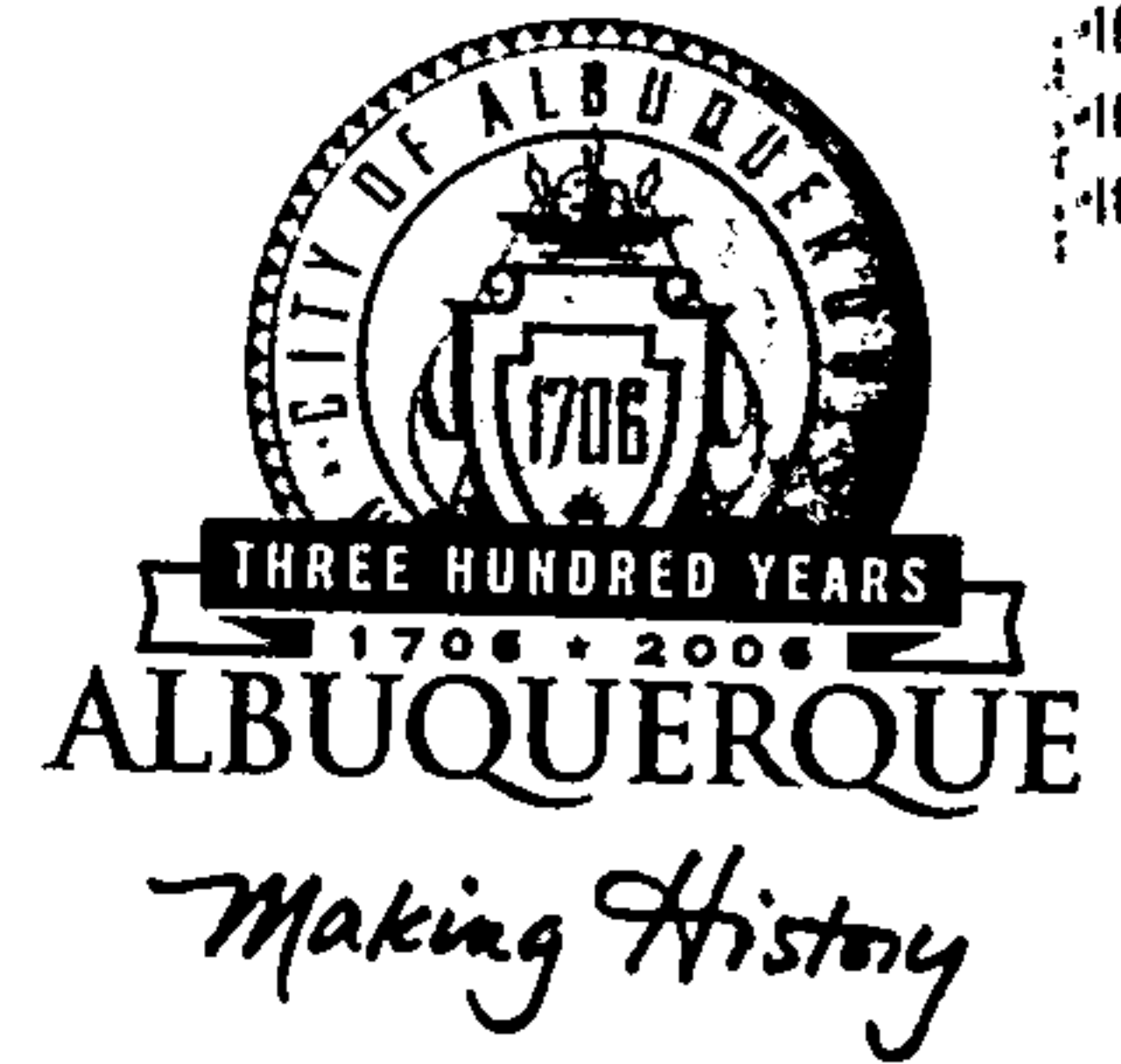
- 1. ✓ The alley area is 16' x 50' (0.0184 acres). The 100-year Hydrologic Calculations Table on Sheet 2 has been updated to include this basin.
- 2. Manning's Equation calculations have been added to Sheet 2. The offsite basin (0.09-cfs) and 50% of the site (0.40-cfs) drain to this "Valley Gutter Sidewalk" for a total of 0.49-cfs. The 100-year flow will exceed the capacity of the 1" V by 0.05'. Therefore, Detail 4/C-1 has been modified to include a 4" curb along the south property line. A 4" asphalt curb has also been added to the south edge of the west parking lot. Therefore, runoff will be confined to this site and cross-lot drainage will be prevented.

Since one sheet was used for the TCL and the Drainage Plan, these changes have been made to the approved TCL and clouded in as revision "1".

If you have additional questions, please call me at 896-0391 and I will be glad to assist you. Otherwise, please proceed with your review and approval for Building Permit.



CITY OF ALBUQUERQUE



October 5, 2004

Billy McCarty, P.E.
BEAM Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

Re: 212 Princeton 4-Plex, 212 Princeton Dr SE, Traffic Circulation Layout
Engineer's Stamp dated 9-29-04 (K16-D65)

Dear Mr. McCarty,

The TCL submittal received 9-30-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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 must stamp, sign, 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.

www.cabq.gov

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,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 212 PRINCETON DR. 4-PLEX

ZONE MAP/DRG. FILE #: K-16/D65

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6, BLOCK 13, UNIVERSITY HEIGHTS ADDITION

CITY ADDRESS: 212 PRINCETON DR., SE

ENGINEERING FIRM: BEAM DESIGNS

ADDRESS: 855 POLARIS BLVD. SE

CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY

PHONE: 898-0391

ZIP CODE: 87124

OWNER: PETE VILLEGAS

ADDRESS: P. O. BOX 4401

CITY, STATE: ALBUQUERQUE, NM

CONTACT: PETE VILLEGAS

PHONE: 463-8210

ZIP CODE: 87106

ARCHITECT: RYAN DESIGN AND DRAFTING

ADDRESS: 3250 COORS BLVD NW, STE D2

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JIM RYAN

PHONE: 833-0345

ZIP CODE: 87120

SURVEYOR: _____

ADDRESS _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: RAM CONSTRUCTION

ADDRESS: 1321 TOBACCO RD., SW

CITY, STATE: ALBUQUERQUE, NM

CONTACT: WAYNE LUJAN

PHONE: 307-1266

ZIP CODE: 87105

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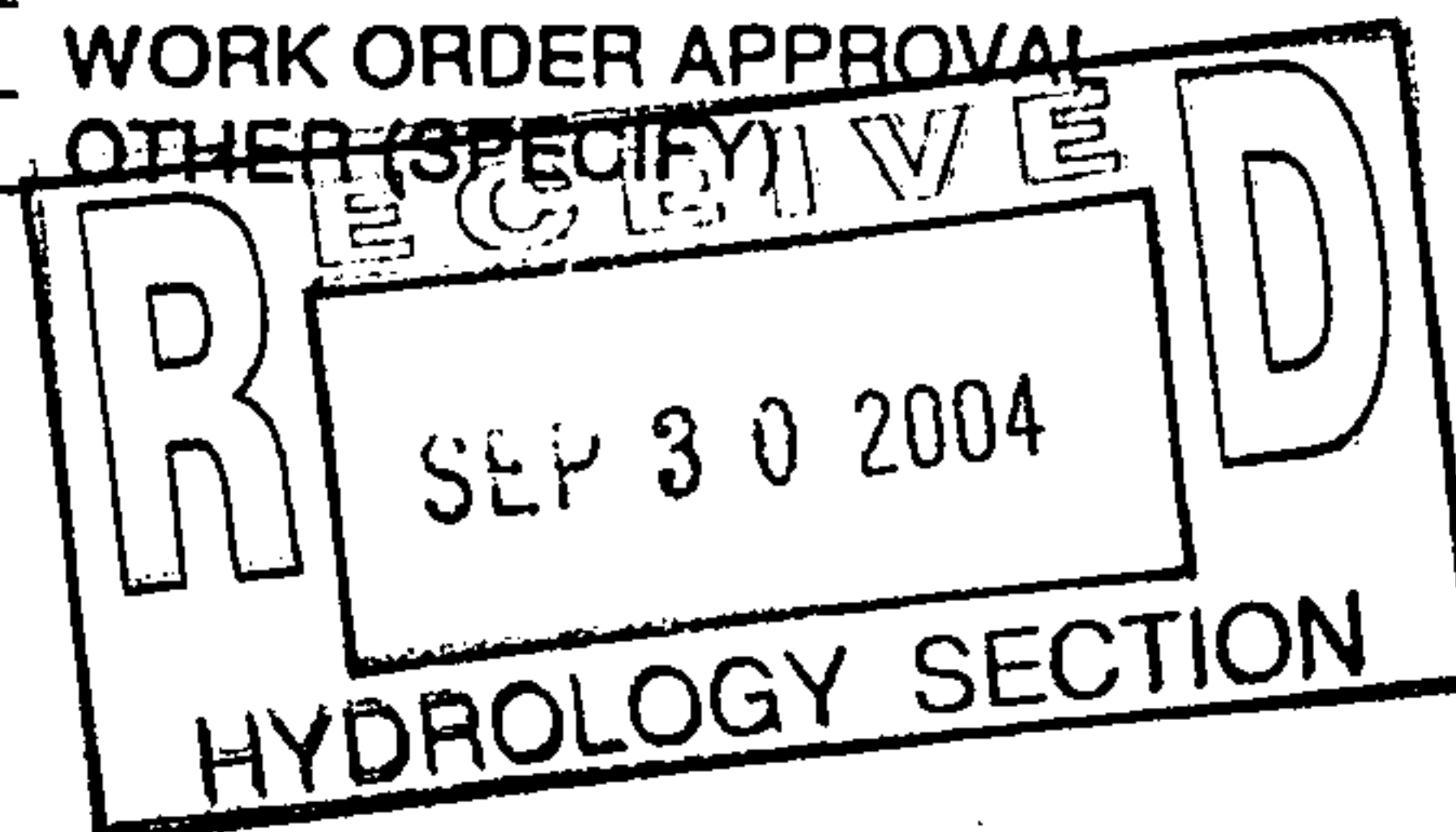
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☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
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☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMP/LOMP
☒ TRAFFIC CIRCULATION LAYOUT (TCL) *Resubmittal*
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 9-30-04

BY: Billy O'Malley

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:

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