

City of Albuquerque

ALBUQUERQUE, NEW MEXICO 87103

December 10, 2003

Rick Bennett, R.A. 1104 Park Ave. SW Albuquerque, NM 87102

Elm Street Affordable Housing, Traffic Circulation Layout Re: Architect's Stamp dated 11-26-03 (L14/D54)

Dear Mr. Bennett,

Based upon the information provided in your submittal received 12-01-03, 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 Transportation.

Prior to Certificate of Occupancy release, the handicapped spaces must be a minimum of 8.5 feet in width, with one van accessible aisle (8 foot width). Architect Certification of this plan 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

file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

RESUBMITTAL

PROJECT TITLE: <u>FLK ST.</u> DRB #:			4
	EPC#:	WORK ORDER#:	
LEGAL DESCRIPTION: LOTS, CITY ADDRESS: 2005	7,89,4 10 BLOCK	K & TORREON ADDITION ST. SE	
ENGINEERING FIRM:			
ADDRESS:		CONTACT:	
CITY, STATE:		PHONE: ZIP CODE:	
OWNER: WATERHAN			
ADDRESS: Po. Sol	27560	CONTACT: TED WATER	
CITY, STATE: ALB.	NM	PHONE: <u>248-1688</u> ZIP CODE: <u>87125</u>	
ADCHITECT: 17101 O	· · · · · · · · · · · · · · · · · · ·	•	
ARCHITECT: CICK BENNIADDRESS: 1104 PAGE	ETT ARCHITECTS EK AUE. SW	CONTACT: PATRICK WI	IELAN
CITY, STATE: 1-13	·NM	PHONE: 242-185	7
		ZIP CODE: 8710Z	
SURVEYOR: ADDRESS	· · · · · · · · · · · · · · · · · · ·	CONTACT:	
CITY, STATE:		PHONE:	
		ZIP CODE:	
CONTRACTOR: ADDRESS:	· · · · · · · · · · · · · · · · · · ·	CONTACT:	•
CITY, STATE:		PHONE:	
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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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 30, 2003

Rick Bennett, R.A. 1104 Park Ave. SW Albuquerque, NM 87102

Re: Elm Street Affordable Housing, Traffic Circulation Layout Dated 10-10-03 (L14/D54)

Dear Mr. Bennett,

Based upon the information provided in your submittal received 10-13-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. List radii for all curves shown.
- 2. The architect's stamp should dated, as well as stamped and signed, to help us track approved design sheets.
- 3. Is the sidewalk shown existing? No, new
- 4. Where is the pedestrian connection to the public sidewalk?
- 3. Wheelchair ramps are required at all sidewalk breaks.
- 6. Please show a vicinity map.
- A 2 foot overhang is not allowed to encroach into the City right-of-way. However, if the City places sidewalk in its proper location, it will be at 10 feet from the curb.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: file

(REV. 7-30-02) ELM STREET PROJECT TITLE: AFFORDABLE HOUSING ZONE MAP/DRG. FILE #: L 14
ELM STREET
DRB #:
LEGAL DESCRIPTION: LOTS 7, 8, 9 8, 10 BLOCK LO TORREON ADDITION CITY ADDRESS:
ENGINEERING FIRM: FRANK D. LOVE LADY PE CONTACT: FRANK LOVE LA
ADDRESS: 300 ALAMOSA ROAD NU PHONE: 505 345-2267 CITY, STATE: ALBUQUERQUE HW ZIP CODE: 87107
OWNER: TWERB LLC CONTACT: FRICK BENNETT
ADDRESS: P.O.BOX 27560 PHONE: 242-1859 CITY STATE: ALBUGUERGUE HW ZIP CODE: 97125
CITY, STATE: ALBUQUERQUE 14M ZIP CODE: 50 1125
ARCHITECT: Rick Bennett AveniTect CONTACT: KICK Bennell
ADDRESS: UO4 PARK AVE SW PHONE: 242-1859 CITY, STATE: ALBUQUERQUE NW ZIP CODE: 87107.
SURVEYOR: Sureleys Southwest CONTACT: DAN GRANEY ADDRESS 333 LOMAS BLVD. KE PHONE: 247-4444
ADDRESS 333 LOMAS BLVII, HE PHONE: 24/-444 CITY, STATE: ALBUQUERQUE HVM ZIP CODE: 87102
CONTRACTOR: CONTACT: CONTACT: PHONE:
CITY, STATE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED DATE SUBMITTED: 10/13/03 BY: January Conference OTHER (SPECIFY) OCT 13 2003 HYDROLOGY/SECTION BY: January Conference

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.

 APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 30, 2003

Frank Lovelady, P.E. 300 Alamosa Rd. NW Albuquerque, NM 87107

Re: Elm Street Affordable Housing, Grading and Drainage Plan Engineer's Stamp dated 10-09-03 (L14/D54)

Dear Mr. Lovelady,

Based upon the information provided in your submittal received 10-13-03, the above referenced plan is approved for Building Permit. Before final submittal, please adjust the wall at the northwest property corner to provide sight distance to the alley. A fillet is recommended. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, a replat consolidating the lots and 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

Bib

C: file

Matt Cline, Arroya Maint.
Pam Lujan, Executation Primits

	(REV. 7-30-02)			L-14/D054	
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PROJECT TITLE:A/	FFURDABLE HOUSING EPC#:	ZONE MAPA WORK ORI	DRG. FILE #:_	<u>Li4</u>	
<u> </u>	LOTS 7, 8, 9 8, 10			Y ADDITION.	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	FRANK D. LOVE LAD 300 ALAMOSA ROAT ALBUQUERQUE HI	> N CU PHC	NE: 50. CODE: 8	ANK LOVELADY 5-345-2267 7107	
OWNER:ADDRESS: CITY, STATE:	TWERB LLC POBOX 27560 ALBUQUERQUE 14M	PHC	NTACT: P-16 NE: 2 CODE:	CK Bennett 42-1859 37125	
ARCHITECT:ADDRESS: CITY, STATE:	RICK Bennett Aveni HOLF PARK AVE SU ALBUOUERDUE NIN	PHO	NTACT: K NE: Z CODE:	10f Demell 42-1857 87102	
SURVEYOR:ADDRESSCITY, STATE:	Surely Southwes 333 LOMAS BLYD. ALBUQUERQUE	<u>ue</u> PHC	VTACT:T ONE:2 CODE:2	DAN GRANET 147-4444 37102	
CONTRACTOR: ADDRESS: CITY, STATE:_		PHK	NTACT: ONE: CODE:		
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DATE SUBMITTED:	10/13/03_BY:_	Janes HY	PROLOGY	SACTION .	

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

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