



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 10, 2003

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

**Re: Elm Street Affordable Housing, Traffic Circulation Layout**  
**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  
*Bub*

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

RESUBMITTAL

L-14/054

PROJECT TITLE: ELM ST. AFFORDABLE HOUSING

ZONE MAP/DRG. FILE #: L-14

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 7, 8, 9, & 10, BLOCK 6 TORREON ADDITION

CITY ADDRESS: 2003, 2005, 2009, 2019 ELM ST. SE

ENGINEERING FIRM: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_

WATERMAN INC.

ADDRESS: P.O. Box 27560

CITY, STATE: ALB., NM

CONTACT: TED WATERMAN

PHONE: 248-1688

ZIP CODE: 87125

ARCHITECT: \_\_\_\_\_

RICK BENNETT ARCHITECTS

ADDRESS: 1104 PARK AVE. SW

CITY, STATE: ALB., NM

CONTACT: PATRICK WHELAN

PHONE: 242-1859

ZIP CODE: 87102

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

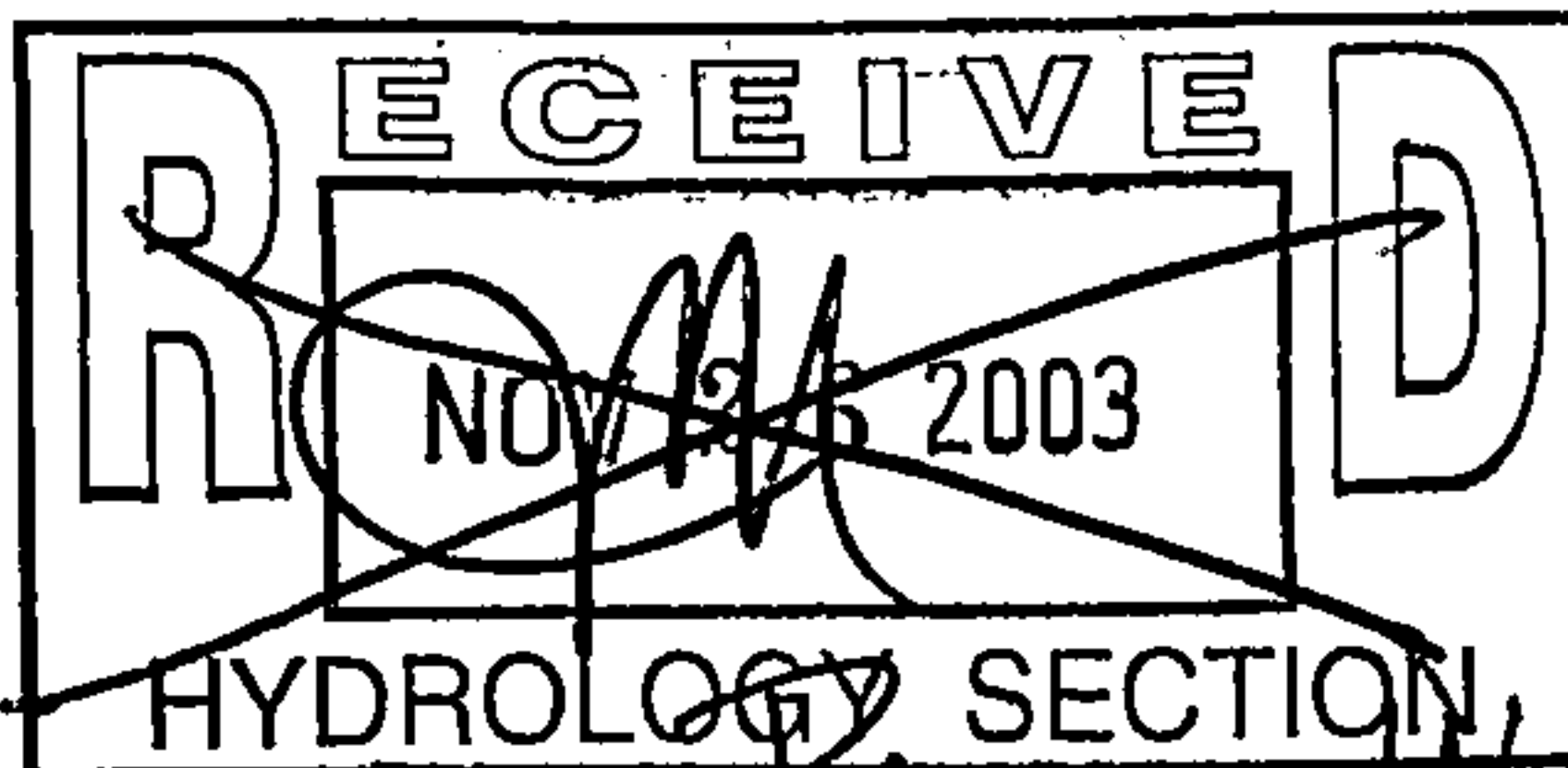
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)

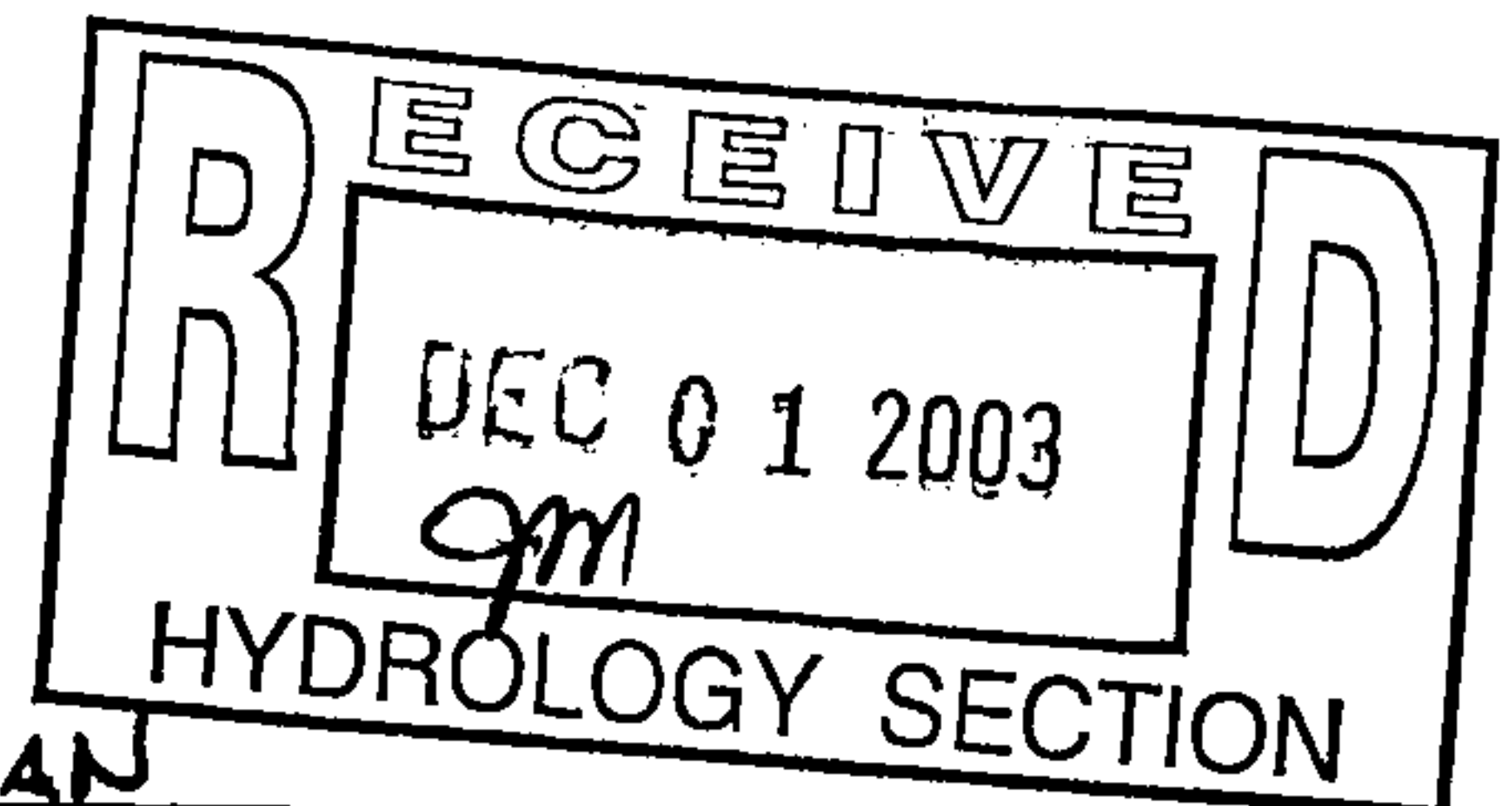
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12-1-03



BY: PATRICK WHELAN



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 more.



# 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 be 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?
- ✓ 5. Wheelchair ramps are required at all sidewalk breaks.
- ✓ 6. Please show a vicinity map.
- ✓ 7. 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



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

L-14/D054

ELM STREET

PROJECT TITLE: AFFORDABLE HOUSING ZONE MAP/DRG. FILE #: L 14  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 7, 8, 9 & 10, BLOCK 6 TORREDON ADDITION.  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: FRANK D. LOVE LADY PE  
 ADDRESS: 300 ALAMOSA ROAD NW  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: FRANK LOVE LADY  
 PHONE: 505 345-2267  
 ZIP CODE: 87107

OWNER: TW & RB LLC  
 ADDRESS: P.O. BOX 27560  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: RICK Bennett  
 PHONE: 242-1859  
 ZIP CODE: 87125

ARCHITECT: RICK Bennett Architect  
 ADDRESS: 1104 PARK AVE SW  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: RICK Bennett  
 PHONE: 242-1859  
 ZIP CODE: 87102

SURVEYOR: Surveys Southwest  
 ADDRESS: 333 LOMAS BLVD. NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN GRANEY  
 PHONE: 247-4444  
 ZIP CODE: 87102

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

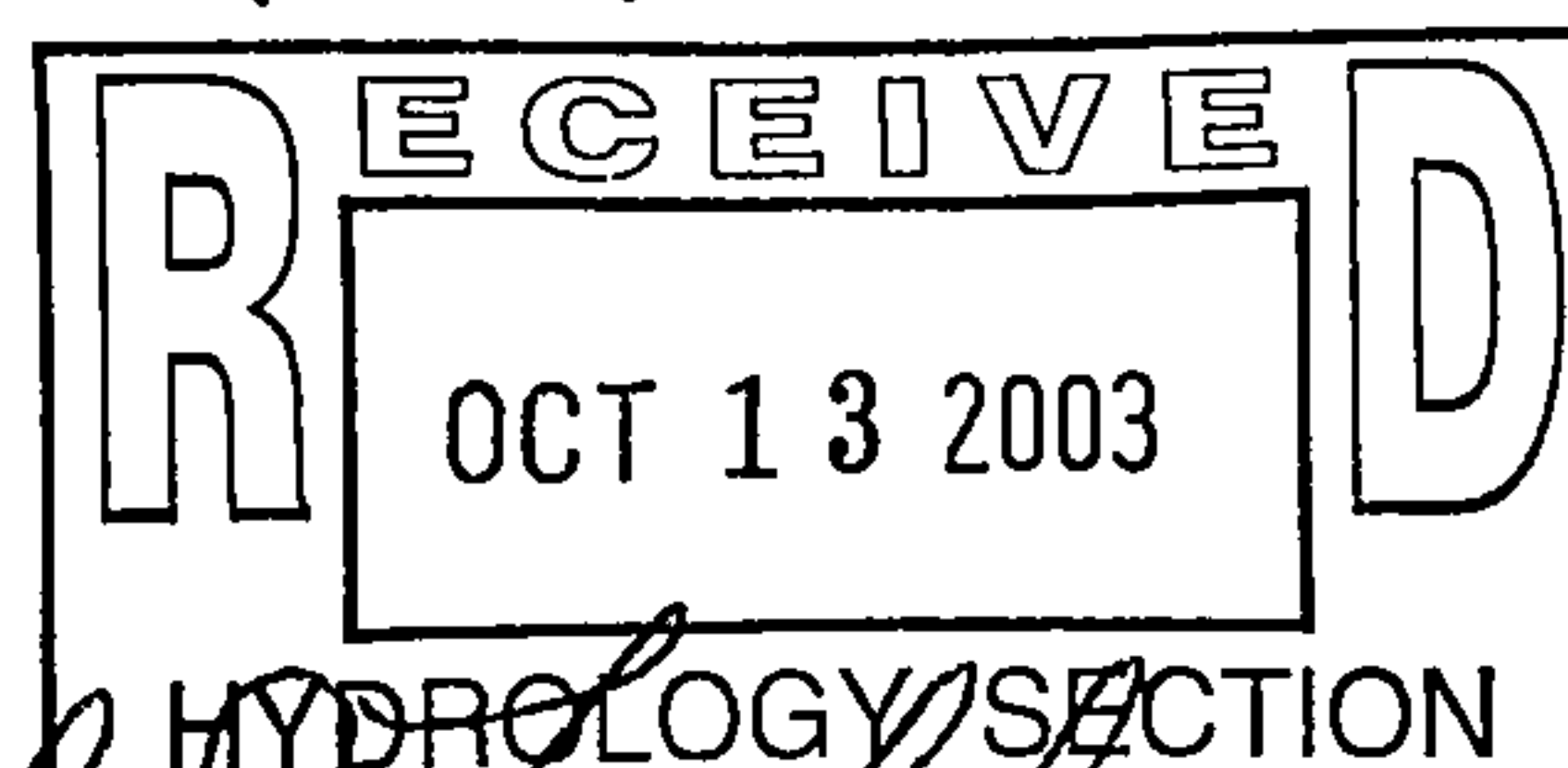
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- ☒ DRAINAGE PLAN
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- ☐ CLOMR/LOMR
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- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ OTHER (SPECIFY)

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

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10/13/03 BY: Frank D. Love Lady

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

*610*

C: file  
Matt Cline, Arroyo Maint.  
Pam Lujan, Excavation Permits

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

L-14/D054

ELM STREET

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 ADDRESS: 300 ALAMOSA ROAD NW  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: FRANK LOVE LADY  
 PHONE: 505 345-2267  
 ZIP CODE: 87107

OWNER: TW ERB LLC  
 ADDRESS: P.O. BOX 27560  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: RICK Bennett  
 PHONE: 242-1859  
 ZIP CODE: 87125

ARCHITECT: Rick Bennett Architect  
 ADDRESS: 1104 PARK AVE SW  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: Rick Bennett  
 PHONE: 242-1859  
 ZIP CODE: 87102

SURVEYOR: Surveys Southwest  
 ADDRESS: 333 LOMAS BLVD. NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN GRANEY  
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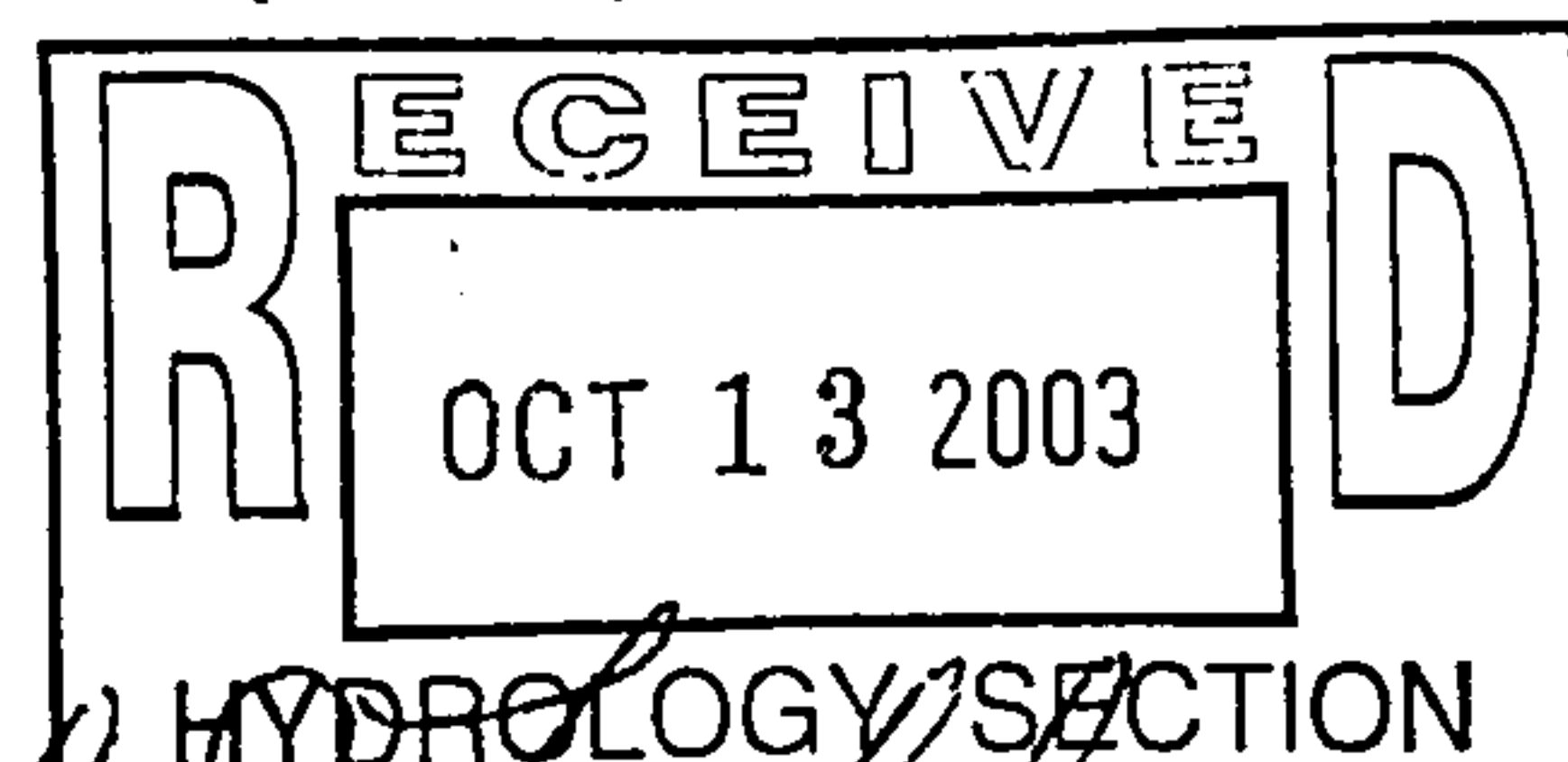
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