

Planning Department Transportation Development Services Section

February 12, 2009

Christina M. Miles, Registered Architect 612 Edith Blvd. NE Albuquerque, NM 87102

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Palomas Apartments, [L-18 / D076]

1038 Palomas St.

Architect's Stamp Dated 02/10/09

Dear Mr. Miles:

PO Box 1293

The TCL / Letter of Certification submitted on February 12, 2009 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

Since ely,

NM 87103

www.cabq.gov

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTED (F	ORTATION INFOI EV 12/2005)	RMATION SHEET
PROJECT TITLE: Palomas Apart	ments	ZONE MAP: <u> </u>
DRB#: EPC#:		ORK ORDER#:
LEGAL DESCRIPTION:		
CITY ADDRESS:		
ENGINEERING FIRM:		CONTACT:
ADDRESS:		PHONE:
CITY, STATE:		ZIP CODE:
OWNER: ANWEE.		CONTACT:
ADDRESS:		PHONE:
CITY, STATE:	<u> </u>	ZIP CODE:
A		
ARCHITECT: ANISSA MONSTructio		CONTACT: MISSA
ADDRESS: 1232 Western Mea	aeus	PHONE: 250·5434
CITY, STATE:		ZIP CODE: BILL
SURVEYOR:		CONTACT:
ADDRESS:		PHONE:
CITY, STATE:		ZIP CODE:
CONTRACTOR:		CONTACT:
ADDRESS:	·	PHONE:
CITY, STATE:		ZIP CODE:
TYPE OF SUBMITTAL:	CHECK TVDE OF A	PPROVAL SOUGHT:
DRAINAGE REPORT	•	CIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL		ARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL		AN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FO	R BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PI	LAN APPROVAL
EROSION CONTROL PLAN	FINAL PLA	T APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDAT	ION PERMIT APPROVAL
CLOMR/LOMR	T	PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT		TE OF OCCUPANCY (PERM)
ENGINEER'S CERT (TCL)		TE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)		PERMIT APPROVAL
OTHER (SPECIFY)		ERMIT APPROVAL
77 1 1 1 1 5		DER APPROVAL
MU :	OTHER (SP	ECIFY)
	_	

WAS A PRE-DESIGN CONFERENCE ATTENDED: YES

YES

 \searrow NO

COPY PROVIDED

DATE SUBMITTED: 2:11.2009

by a drainage submittal. The particular n

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.

Christina Miles, Architect 612 Edith Blvd. NE Albuquerque, NM 87102
Phone /Fax: 505-243-8858
e-mail: abqtina@msn.com

Re: Palomas Apartments (L18 / D076) 1038 Palomas St.

TRAFFIC CERTIFICATION

I, Christina Miles, NMRA No. 905, of the firm Christina Miles Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA or TCL approved Plan dated 7/14/2008. The record information edited onto the original design document has been obtained by Anissa Hogeland of the firm Anissa Construction. I further certify that I have personally visited the project site on 1/16/2009 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The Record Information presented hereon is not necessarily complete and intended only to verify substantial compliance with the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Christina Miles, Architect

HYDROLOGY

MILES No. 905



Planning Department Transportation Development Services Section

January 23, 2009

Christina M. Miles, Registered Architect, Anissa Construction 1232 Western Meadows Road NW Albuquerque, NM 87114

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Palomas Apartments, [L-18 / D076]

1038 Palomas St.

Architect's Stamp Dated 01/15/09

Dear Mr. Miles:

Based on the information provided on your submittal dated January 22, 2009, the above referenced project is approved for a 30-day Temporary C.O.

PO Box 1293

A Temporary C.O. has been issued allowing the outstanding language on letter of certification (see attachment for sample language we like to see on the letter of certification) and motorcycle parking stall (stall needs to be flush with drive aisle pavement) issues 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.

Albuquerque

NM 87103

www.cabq.gov

The Certification package for Final C.O. must include an <u>exact</u> 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.

Nilo-E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c:

Sincerely

Engineer Hydrology file CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: PALOWAS APARTMEN DRB#: EPC#:	-
LEGAL DESCRIPTION: 018 004 MELENDR CITY ADDRESS: 1038 PALOMAS ST.	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: AHMET ADDRESS: CITY, STATE:	CONTACT: 615 · 4278 PHONE: ZIP CODE:
ARCHITECT: ANISSA CONSTRUC ADDRESS: 1232 WESTEPN MEA CITY, STATE: AUSUQ, NM 87114	CONTACT: 250.5434 PHONE: ZIP CODE:
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
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 SINGINEER'S CERT (DRB SITE PLAN) OTHER (SPECIFY)	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:YESNOCOPY PROVIDED DATE SUBMITTED: 1.22.08	JAN 22 2009 HYDROLOGY SECTION BY: ANISSA HOGELANIC

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.
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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

15 January, 2009

Re:

Palomas Apartments

To:

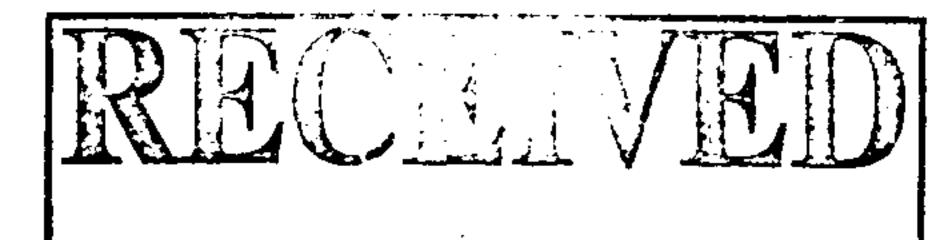
Transportation Department

1038 Palomas St, Albuquerque, NM

This letter certifies the Palomas project was constructed per the approved site plan. Attached is a copy of the approved site plan. As noted on the site plan motorcycle parking has been relocated. All parking striping and parking curbs have been installed per plan (architect's date 7/2/2008, TCL approval 7/14/2008).

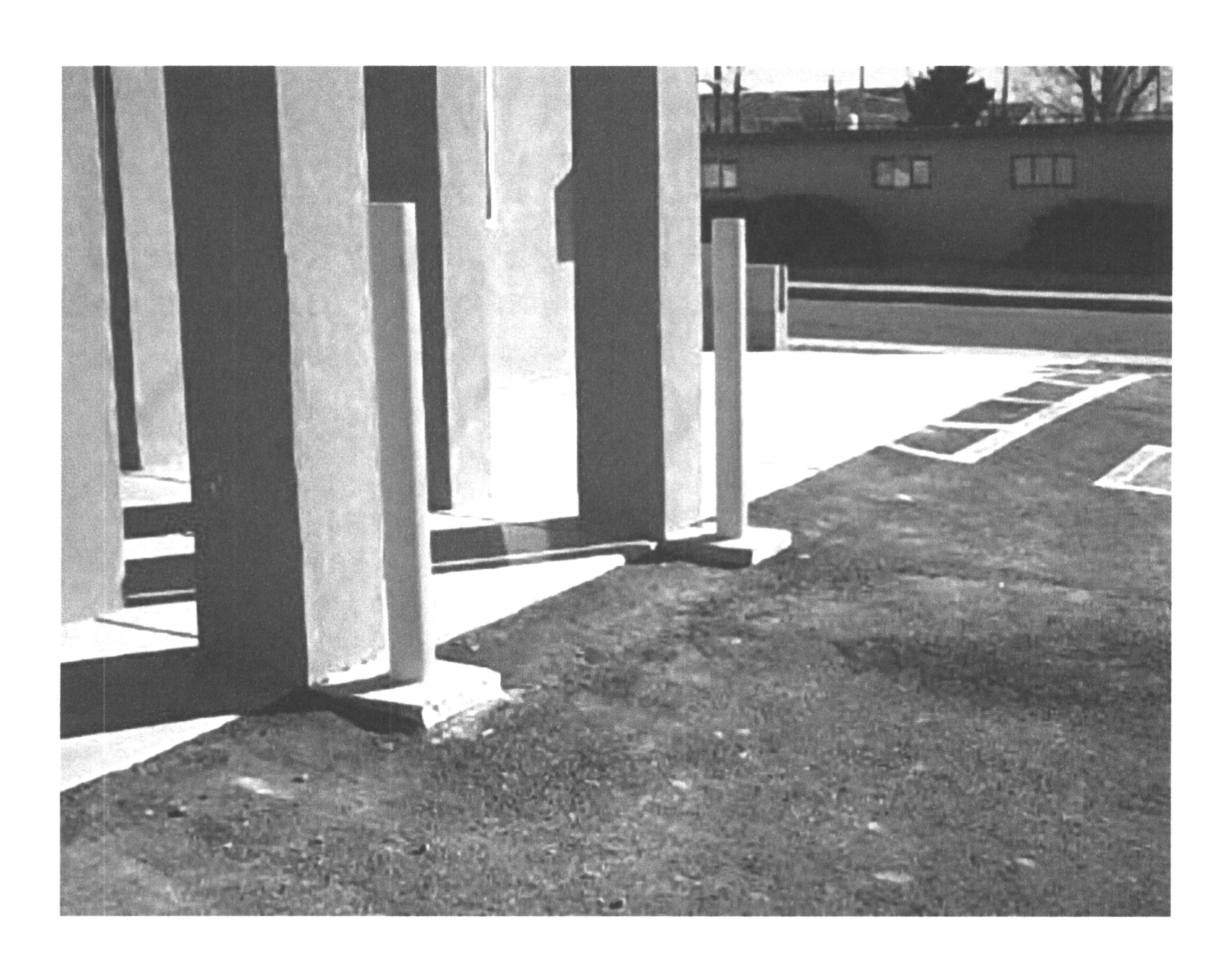
One modification has been made to the stair and landing location. The stairs have been moved to the West. Additional bollards have been installed to protect the columns from vehicular damage.





JAN 22 2009

HYDROLOGY



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Date:

15 January, 2009

Re:

Palomas Apartments

To:

Transportation Department

Project Address:

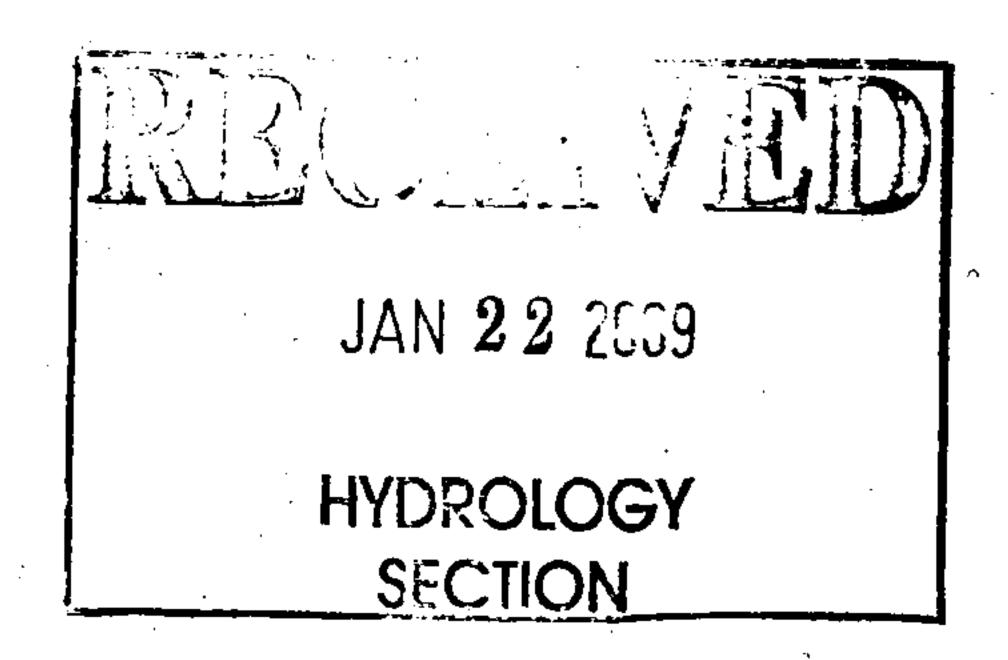
1038 Palomas St, Albuquerque, NM

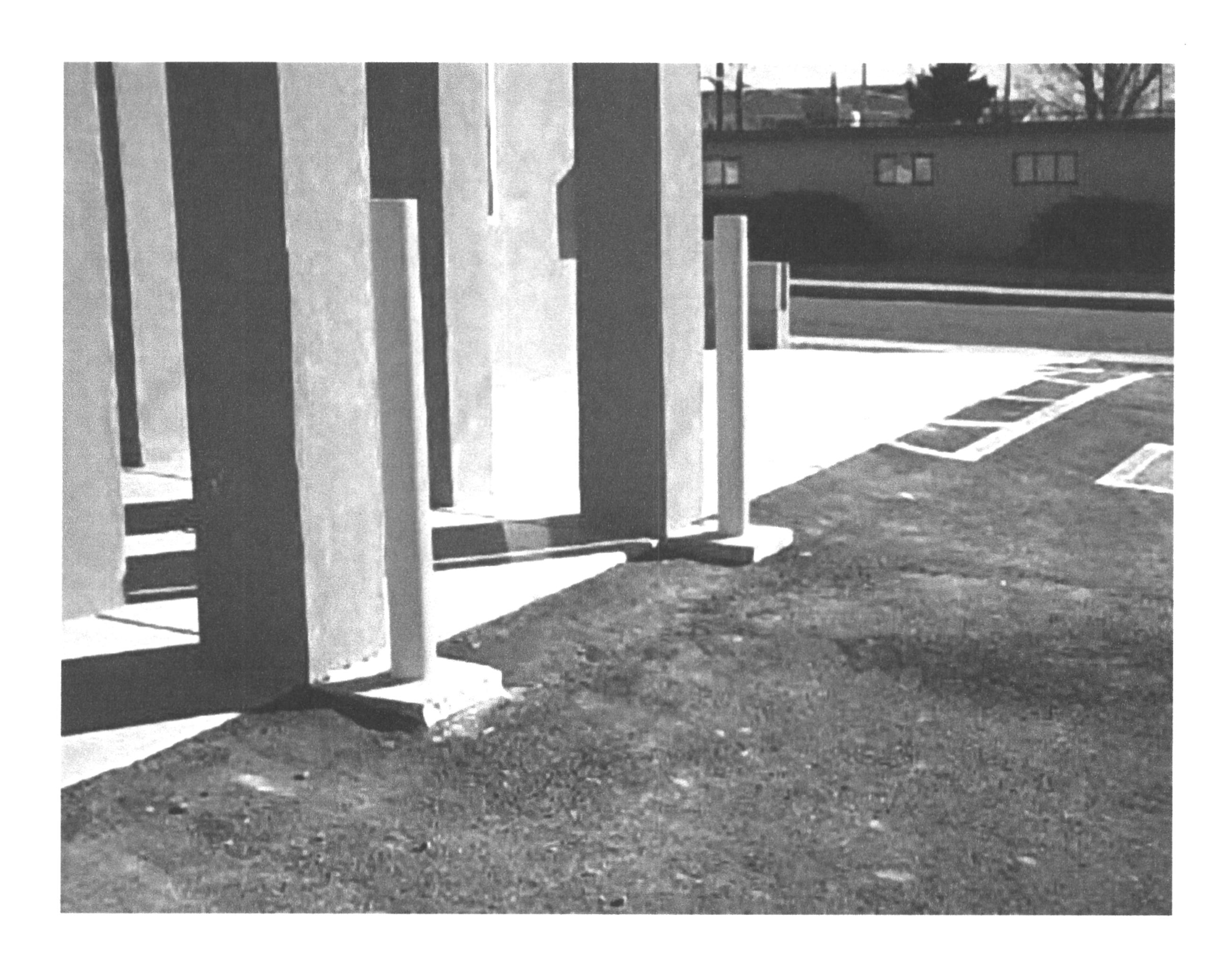
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One modification has been made to the stair and landing location. The stairs have been moved to the West. Additional bollards have been installed to protect the columns from vehicular damage.

Christina Miles







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January 6, 2009

Shahab Biazar, P.E.

Advanced Engineering & Consulting, LLC

4416 Anaheim Avenue NE
Albuquerque, NM 87113

Re: Palomas Apartments, 1038 Palomas Dr. SE,

Approval of Permanent Certificate of Occupancy, (L-18/D076)

Engineer's Stamp Dated: 5-8-08

Mr. Biazar,

Sincerely,

Based upon the information provided by our visual inspection on 1/06/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

NM 87103

Timothy E. Sims

Plan Checker-Hydrol

Plan Checker-Hydrology, Planning Dept Development and Building Services

www.cabq.gov

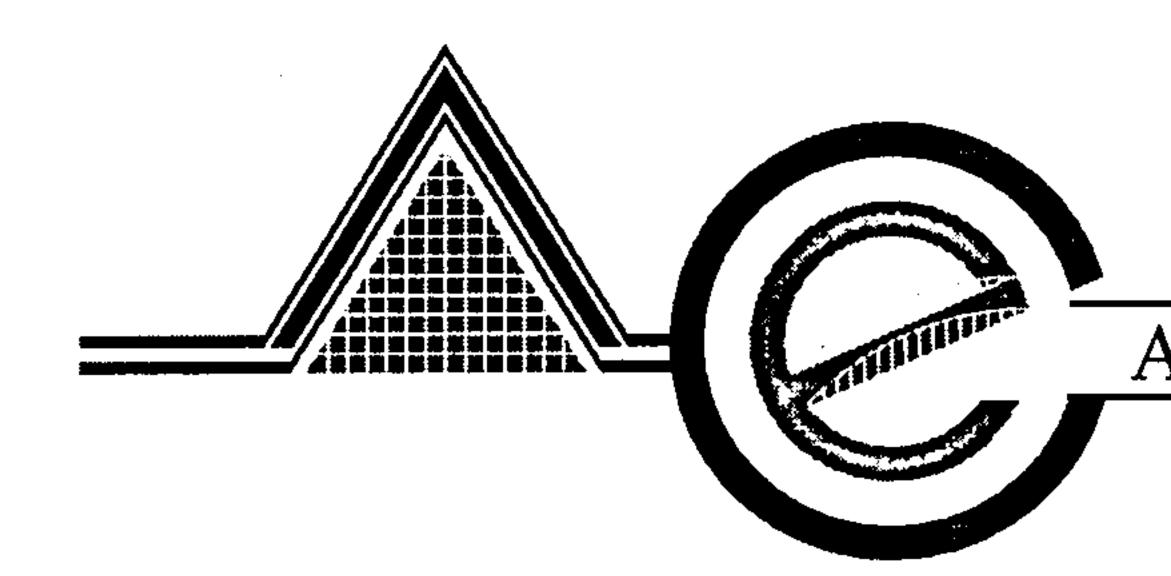
C: CO Clerk—Katrina Sigala file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT	TITLE:	PALOMAS APARTMENTS	, _	Z (ONE ATLAS/DRG. FILE #:	L18 / D076
DRB#:		EPC #:		W	ORK ORDER #:	
LEGAL DE	ESCRIPTION:	LOT 18, BLOCK 4, VIRGINIA P	LACE AD	DITION		
CITY ADD	RESS:	1038 PALOMAS DRIVE SE				
ENGINEER	RING FIRM:	Advanced Engineering and Consulting, LLC		CONTACT:	Shahab Biazar	•
	ADDRESS:	4416 Anaheim Ave., NE		PHONE:	(505) 899-5570	
	CITY, STATE:	Albuquerque, New Mexico	-	ZIP CODE:	87113	. <u>. </u>
OWNER:				CONTACT:		
	ADDRESS:		_	PHONE:		
	CITY, STATE:			ZIP CODE:		
ARCHITEC	CT:		_	CONTACT:		
	ADDRESS:			PHONE:		
	CITY, STATE:		_	ZIP CODE:		, ,,,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,
SURVEYO	R:			CONTACT:	<u></u>	,
	ADDRESS:		_	PHONE:		,
	CITY, STATE:			ZIP CODE:		
CONTRAC		······································		CONTACT:		
•	ADDRESS:			PHONE:ZIP CODE:		
	CITY, STATE:			211 CODD	 	
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E	ENGINEER/ARCI	HITECT CERT (DRB S.P.)	 _	GRADING PER	RMIT APPROVAL	
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C	THER (SPECITY	Y)		WORK ORDER	RAPPROVAL	
		-		OTHER (SPEC	IFY)	
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C	COPY PROVIDEI				HVD	ROLOGY
	•					
DATE SUB	MITTED:	01/05/2009		BY	: Shahab Biazar, P.E. TE	3-2-112-11 V

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 submittals may be required based on the following:

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ADVANCED ENGINEERING and CONSULTING, LLC

Consulting
Design
Development
Management
Inspection
Surveying

January 5, 2009

Mr. Bradley L. Bingham, P.E. Sr. Engineer, Planing Dept. Development and Building Services 600 Second Street NW Albuquerque, New Mexico 87102

RE: FINAL CERTIFICATION OF OCCUPANCY FOR PALOMAS APARTMENTS LOCATED AT 1038 PALOMAS DRIVE SE (L18 / D076)

Dear Mr. Bingham:

This letter is in request of Final Certification of Occupancy for the above mentioned project. I Shahab Biazar, NMPE, of the Advanced Engineering, LLC hereby certify that project has been graded and will drain in substantial compliance with and design intent of the approved plan dated 05/08/2008. All the pavement and other site improvements are in place. See enclosed plan for as-built grades.

Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,

Shahab Biazar, P.E.



July 14, 2008

Christina M. Miles, R.A. Anissa Construction 1232 Western Meadows Rd. NW Albuquerque, NM 87114

Re:

Palomas Apartments, 1038 Palomas Street, Traffic Circulation Layout

Architect's Stamp dated 7-02-08 (L-18/D076)

Dear Ms. Miles,

The TCL submittal received 7-03-08 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

P.O. Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 <u>Drainage and Transportation Information Sheet</u> 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, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: MOMS AMATMENTS	ZONE MAP: <u>L18/D</u> 07
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION:CITY ADDRESS:	•
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER: Almet	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: CMMMINA Mules Avenue AMS	CONTACT: AVISSA
ADDRESS: 12.32 We Stern Wead TWS Ka CITY, STATE: ABD. NM A791	<u> </u>
CITT, STATE: MY. SIVI SIVILE	ZIF CODE
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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) WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	E OF APPROVAL SOUGHT: FINANCIAL GUARANTEE RELEASE LIMINARY PLAT APPROVAL EV. PLAN FOR SUB'D APPROVAL EV. FOR BLDG. PERMIT APPROVAL TOR PLAN APPROVAL AL PLAT APPROVAL INDATION PERMIT APPROVAL LDING PERMIT APPROVAL TIFICATE OF COUPANCY (PERMIT) LTIFICATE OF COUPANCY (PERMIT) TOR PERMIT APPROVAL TIFICATE OF COUPANCY (PERMIT) TOR PERMIT APPROVAL TIFICATE OF COUPANCY (PERMIT) THE PERMIT APPROVAL TOR PERMIT A
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DATE SUBMITTED:	
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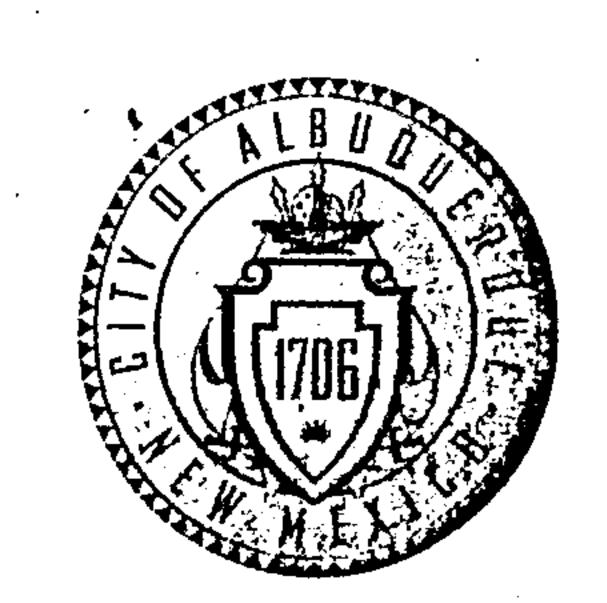
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PLANNING DEPARTMENT – Development & Building Services

May 2, 2008

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113



RE: PALOMAS APARTMENTS, 1038 Palomas Drive SE (L18 – D 076) Grading & Drainage Plan for Building Permit (PE Stamped 04-06-08)

Dear Mr. Biazar:

Based upon the information provided in your submittal dated 04/08/08 the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Note that the telephone number provided for NM One Call in "Notice To Contractors" note # 3 is incorrect; their current number is 260-1990 or "811."
- Since the adjacent R/W on Anderson is within the AO (1' depth) Flood Zone, the building Finished Floor elevation must be 1-foot above that presumed flood level at the SE corner of the building. (eg- $FL \approx 91.5$, hence F.F. = 93.5 Min.).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Label the "Minimal Offsite Flows" entering the east side of the lot.
- Label surface treatments and landscaped areas to facilitate review of treatment types.
- Grades within the parking lot have a low spot elevation in the center, which may trap runoff. Spot elevations in the south landscape area seem to be creating a swale. In all areas, provide some callouts for swale depths or provide Proposed Contours to clarify drainage intent for construction.

• Depressing the sidewalk at the driveway opening is acceptable to maintain the 2% cross slope on the sidewalk. However, details are unclear as to where the private curb onsite ties to the Uni-directional ramp. Clarify layout details and grades.

• The drafting is unclear in the vicinity of the motorcycle parking and dumpster pad. Does the south curb continue along the south side to the western sidewalk? If so provide pavement/TC grades through that area.

• Confirm that site runoff from landscaped areas is directed to the paved areas and out through the driveway, rather than sheet flowing across perimeter sidewalks.

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-3981.

Sincerely,

Gregory R. Olson, P.E.

Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology

file L18-D 076

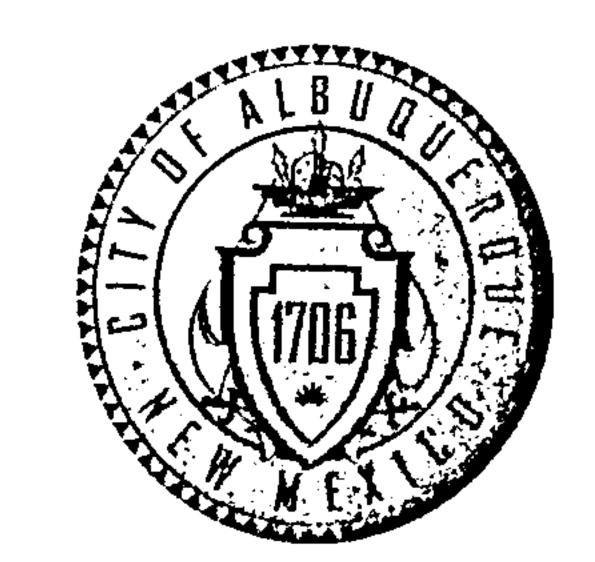
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: PALOMAS APARTMENTS	ZONE ATLAS/DRG. FILE #: L18 / DO 7
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: LOT 18, BLOCK 4, VIRGINIA PL	ACE ADDITION
CITY ADDRESS: 1038 Palones	5 6
CITTADDRESS.	
ENGINEERING FIRM: Advanced Engineering and Consulting, LLC	CONTACT: Shahab Biazar
ADDRESS: 4416 Anaheim Ave., NE	PHONE: (505) 899-5570
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: 87113
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CLIDVENOD.	CONTACT:
SURVEYOR: ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR: ADDRESS:	CONTACT:PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN IST SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN X GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR / LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER/ARCHITECT CERT (DRB S.P.) ENGINEER/ARCHITECT CERT (AA) OTHER (SPECITY)	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 CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	APR 0 8 2008 HYDROLOGY SECTION
DATE SUBMITTED: 04 / 06 / 2008	BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

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PLANNING DEPARTMENT – Development & Building Services



May 16, 2008

Shahab Biazar, P.E. Advanced Engineering and Consulting, LLC 4416 Anaheim Ave., NE Albuquerque, New Mexico 87113

PALOMAS APARTMENTS, 1038 Palomas Drive SE RE: (L18 - D076)Grading & Drainage Plan for Building Permit (PE Stamped 05-08-08)

Dear Mr. Biazar:

Based upon the information provided in your submittal received 5/08/08, the above referenced Grading Plan is approved for Building Permit.

Please attach a copy of this approved plan to the Building Permit plan sets prior to PO Box 1293 requesting sign-off by the Hydrology Section.

> Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

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

NM 87103

Albuquerque

Sincerely,

www.cabq.gov

Gregory R. Olson, P.E. Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology

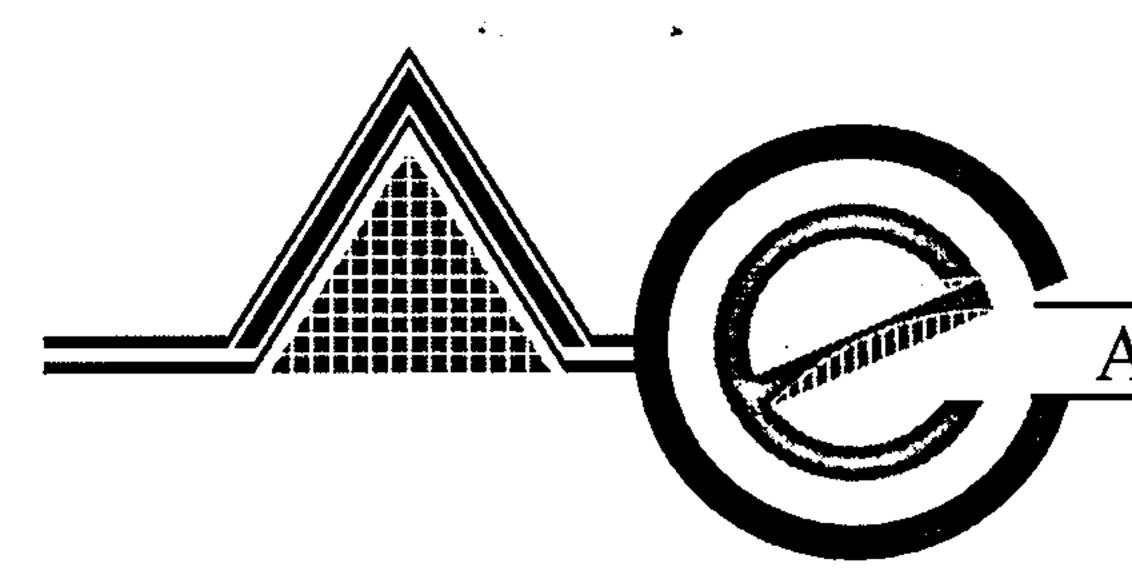
1 file L18-D 076

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: PAL	OMAS APARTMENTS	ZONE AT	LAS/DRG. FILE #: L18 / D076
DRB #:	EPC #:	WORK OF	RDER #:
TECAL DESCRIPTION.	LOT 18, BLOCK 4, VIRGINIA PLAC	TE ADDITION	
LEGAL DESCRIPTION:	LOI 10, BLOCK 4, VINGINIA PLAC	JE ADDITION	·
CITY ADDRESS:			
	anced Engineering and Consulting, LLC		ab Biazar
	6 Anaheim Ave., NE		899-5570
CITY, STATE: Alb	uquerque, New Mexico	ZIP CODE:87113	· · · · · · · · · · · · · · · · · · ·
OWNER:		CONTACT:	·
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
ARCHITECT:	·	CONTACT:	
ADDRESS:	,	PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:		CONTACT:	
ADDRESS:	· 	PHONE:ZIP CODE:	
CITY, STATE:		211 CODE.	
CONTRACTOR:	<u></u>	CONTACT:	
ADDRESS: CITY, STATE:		PHONE: ZIP CODE:	<u> </u>
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DATE SUBMITTED:	05 / 08 / 2008	BY:	hahab Biazar, P.E.

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 submittals may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) and Sector Plans.
- 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 containing five (5) acres or more.



ADVANCED ENGINEERING and CONSULTING, LLC

Consulting
Design
Development
Management
Inspection
Surveying

May 8, 2008

Mr. Gregory R. Olson, P.E.
Hydrology Section
Development and Building Services
600 Second Street NW
Albuquerque, New Mexico 87102

RE: PALOMAS APARTMENTS, 1038 PALOMAS DRIVE SE (L18 / D076) GRADING AND DRAINAGE PLAN (PE STAMPED 05-08-08)

Dear Mr. Olson:

This letter and submittal is based on your comments received dated May 2, 2008. The following are the responses to your comments:

• The telephone number was changed for note #3.

- The Finished Floor elevation was changed to 5293.70' (2' above the flow line in the street).
- "Minimal Offsite Flows" was called out on the east of the project.

• The surface treatments were called out on the plan.

• The low spot elevation in the parking lot has been fixed. The areas with swale were called out. Spot elevations were added to show the depth of the swale in different areas.

• A typical uni-direction ramp detail was added to the plan.

- End of the curb was called out in the motorcycle parking area for clarification.
- Spot elevations were added along the property line to assure that the landscaping areas would drain the paved areas.

Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,

Shahab Biazar, P.E.

RECEIVED

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HYDROLOGY SECTION

TRANSMISSION VERIFICATION REPORT

TIME

05/16/2008 15:20

NAME FAX

9243864

TEL SER.#:

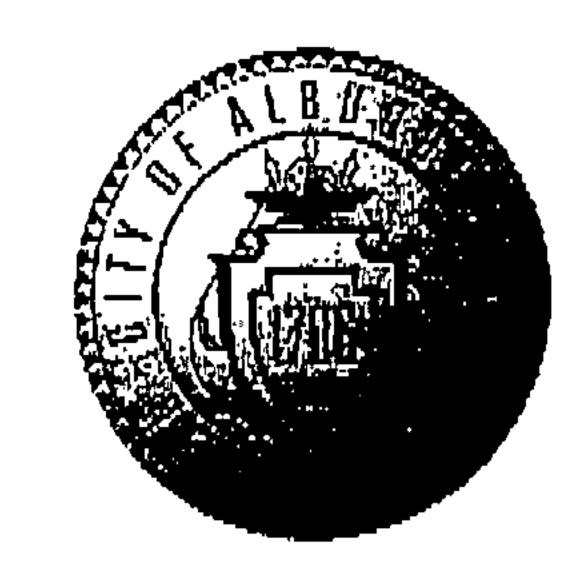
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development & Building Services



May 16, 2008

Shahab Biazar, P.E. Advanced Engineering and Consulting, LLC 4416 Anaheim Ave., NE Albuquerque, New Mexico 87113

PALOMAS APARTMENTS, 1038 Palomas Drive SE

(L18 - D076)

Grading & Drainage Plan for Building Permit (PE Stamped 05-08-08)

Dear Mr. Biazar:

RE:

Based upon the information provided in your submittal received 5/08/08, the above referenced Grading Plan is approved for Building Pennit.

PO Box 1293

Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by the Hydrology Section.

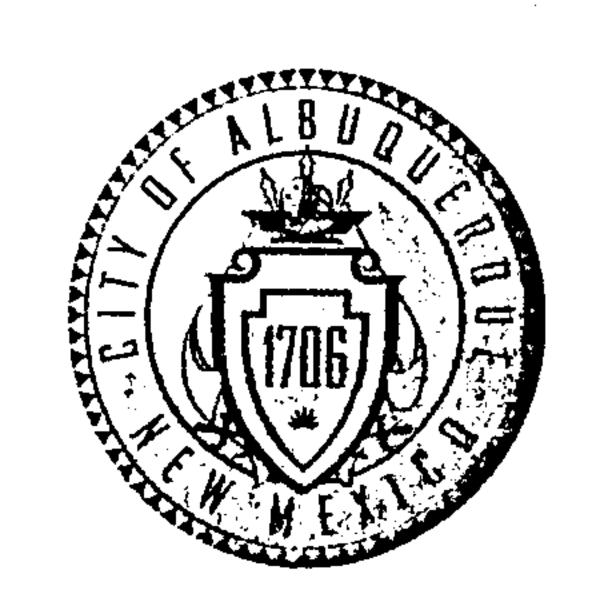
Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

Albuquerque

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

NM 87103

Sincerely,



May 16, 2008

Christina M. Miles
Christina Miles w/ Anissa Construction
1234 Western Meadows Rd. NW
Albuquerque, NM 87114

Re: Palomas Apartments, 1038 Palomas SE, Traffic Circulation Layout Architect's Stamp dated 5-12-08 (L-18/D076)

Dear Ms. Miles,

Based upon the information provided in your submittal received 5-13-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

- 1. Include a vicinity map on the plans with the roads and site clearly labeled.
- 2. All work within the City Right-of-Way must have build notes; refer to the appropriate City Standard by Drawing Number 2425 in lieu of 2426.
- 3. Show the ramp clearly on the plan.
- 4. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:

• 1" = 50'

 $\bullet \quad 1" = 40'$

• 1" = 20'• 1" = 10'

www.cabq.gov

• 1" = 100' (for overall layouts only)

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Palomas A DRB#: EP	1	ZONE MAP: ZONE MAP:	8/D076
LEGAL DESCRIPTION: CITY ADDRESS: 1038 Pale		•	
ENGINEERING FIRM:ADDRESS:CITY, STATE:		CONTACT: PHONE: ZIP CODE:	·
OWNER:AMMET ADDRESS: CITY, STATE:		CONTACT: 615 · 42 PHONE: ZIP CODE:	
ARCHITECT: (NY 15 MA MUE) ADDRESS: 1232 Weste CITY, STATE: ABQ.	rn Meadows Rd NW M 87114	CONTACT: AVIGSA PHONE: 250.5434 ZIP CODE: 87114	<u> </u>
SURVEYOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
CONTRACTOR:ADDRESS:CITY, STATE:	· · · · · · · · · · · · · · · · · · ·	CONTACT: PHONE: ZIP CODE:	•
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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 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.
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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 12/2005)

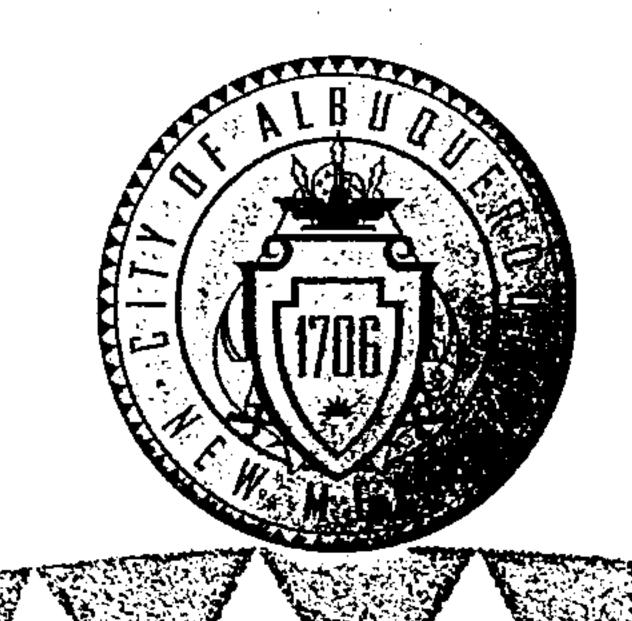
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ENGINEERING FIRM:	_ CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	_ ZIP CODE:
OWNER: Ahmet.	
OWNER: KNMET. ADDRESS:	_ CONTACT:
CITY, STATE:	_ PHONE:
CILL, BLALE.	_ ZIP CODE:
ARCHITECT: Christma Miles Aussia Construction	CONTACT: #Wisgo
ADDRESS: 1232 Western Meadows Rd NW	PHONE: 250-5434
CITY, STATE: APROL HIM. BILLA-	ZIP CODE: 8714-
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ADDRESS:	_ CONTACT: PHONE:
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REUICIONS attached



April 4, 2008

Christina M. Miles

Christina Miles w/ Anissa Construction

1234 Western Meadows Rd. NW Albuquerque, NM 87114

Re: Palomas Apartments, 1038 Palomas SE, Traffic Circulation Layout

Architect's Stamp dated 3-25-08 (L-18/D076)

Ms. Miles,

Based upon the information provided in your submittal received 3-25-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Include a vicinity map on the plans.

- 2. Remove all hydrology information from the Traffic Circulation Layout.
- 3. Include the parking calculations.
- 4. Show the distance between the proposed drive pad and the nearest drive pad on the adjacent lot.
- 5. All work within the City Right-of-Way must have build notes; refer to the appropriate City Standard by Drawing Number.
- 6. Is there currently a ramp at Palomas Drive and Anderson SE? If so, indicate on the plan, if not, install an ADA ramp.
- 7. The entrance will need to be 25' in width.
- 8. Show a 6' wide, ADA accessible, pedestrian pathway.

If you have any questions, you can contact the at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

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PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



April 4, 2008

Christina M. Miles
Christina Miles w/ Anissa Construction
1234 Western Meadows Rd. NW
Albuquerque, NM 87114

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PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	12/2005)
PROJECT TITLE: PALAWOS APTS - AH	MET TIRYAKI ZONE MAP: L-18/DO76
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: 08 OOU Me	elendres Vinania Pl
CITY ADDRESS: 1038 Palomas SE	ABO NM. 87108
ENGINEERING FIRM: ADVANCED ENGL	
ADDRESS:	
CITY, STATE:	ZIP CODE:
OWNER: AHMET TIRVAKI	CONTACT: Ahmod
ADDRESS: 1815 CORNA PI	PHONE: 615-4278
CITY, STATE: NM	ZIP CODE: 8710
	· · · · · · · · · · · · · · · · · · ·
ARCHITECT: CHRESTINA MUES WITH ANIS	SEA CONSTRUCTIONS ANISSA
ADDRESS: IZ 24 WESTERN MEAN	DWS RD NW PHONE: 250.5434
CITY, STATE: ALB. NM 87114	ZIP CODE:
SURVEYOR:	CIONTITI A CETTI-
ADDRESS:	CONTACT: PHONE:
CITY, STATE:	ZIP CODE:
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GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
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Nicinity map on plan harnore lightology references from TCC . Sarkon cales show distance between proposed dive aid rearest dive on adj lot all coords in at ROW unt time buld notes refer to appropriate City Stat by rung at Anderson Paleonas - instatl ADA accessible rays Externe - 25' min walter show the 6' wide, ADA accessble, ped pathway

