

1. ~~666-9469~~ 3:41 PM

2. 323-0800 9:50

cell
666-6667

Gay Bernicksy - (return call) 7-23-14
empty lot drains into

parking lot, dirt and rocks

have contacted property owners

Solutions?

Report previous

C18D038

6401 Holly Avenue

3. ~~884-2511~~ 10:20 AM

Robin Duke

new elegant - cont

4. Carol ~~885387~~ 11 AM

Grange and 4th

entire site graded

last lot was

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1009881

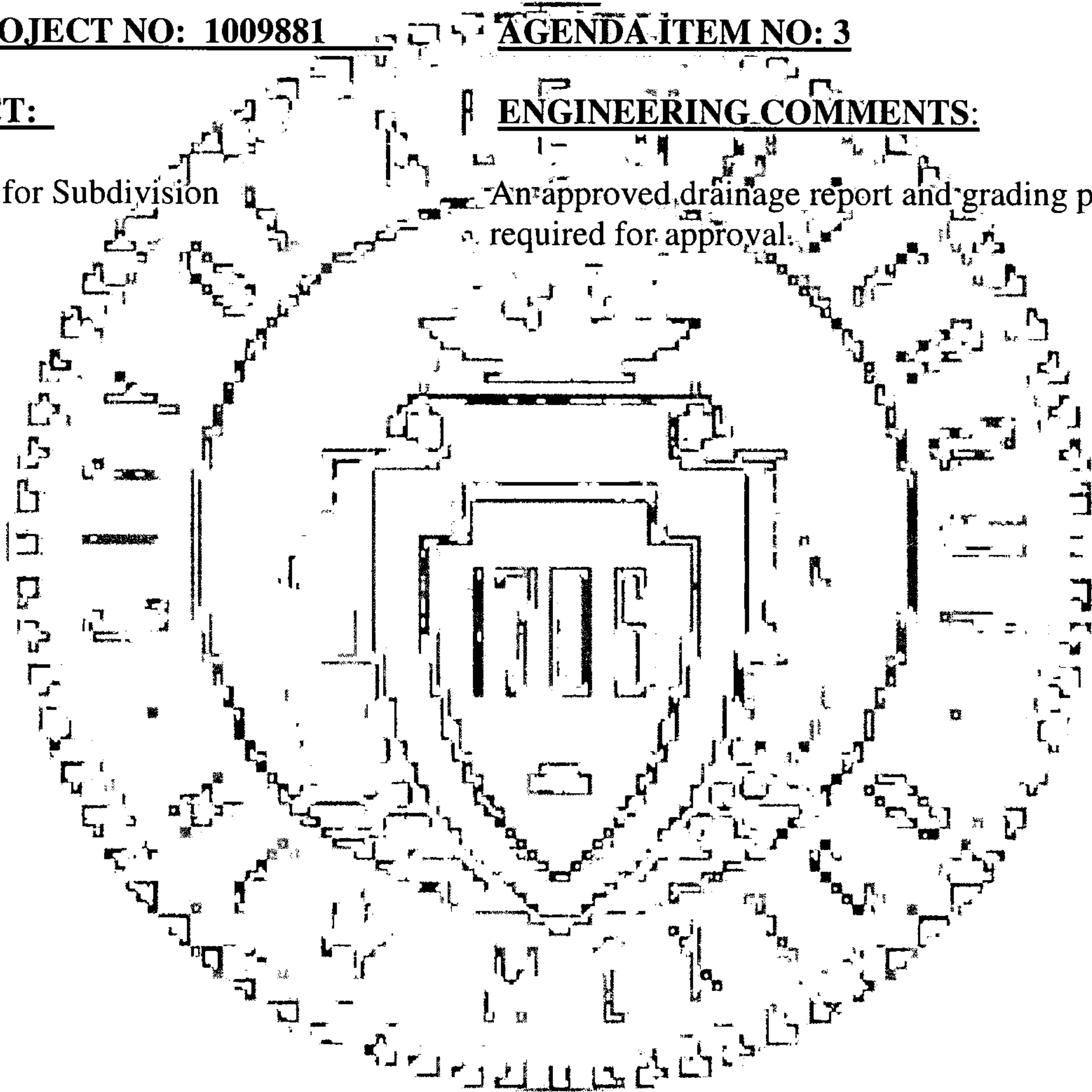
AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Subdivision

ENGINEERING COMMENTS:

An approved drainage report and grading plan are required for approval.

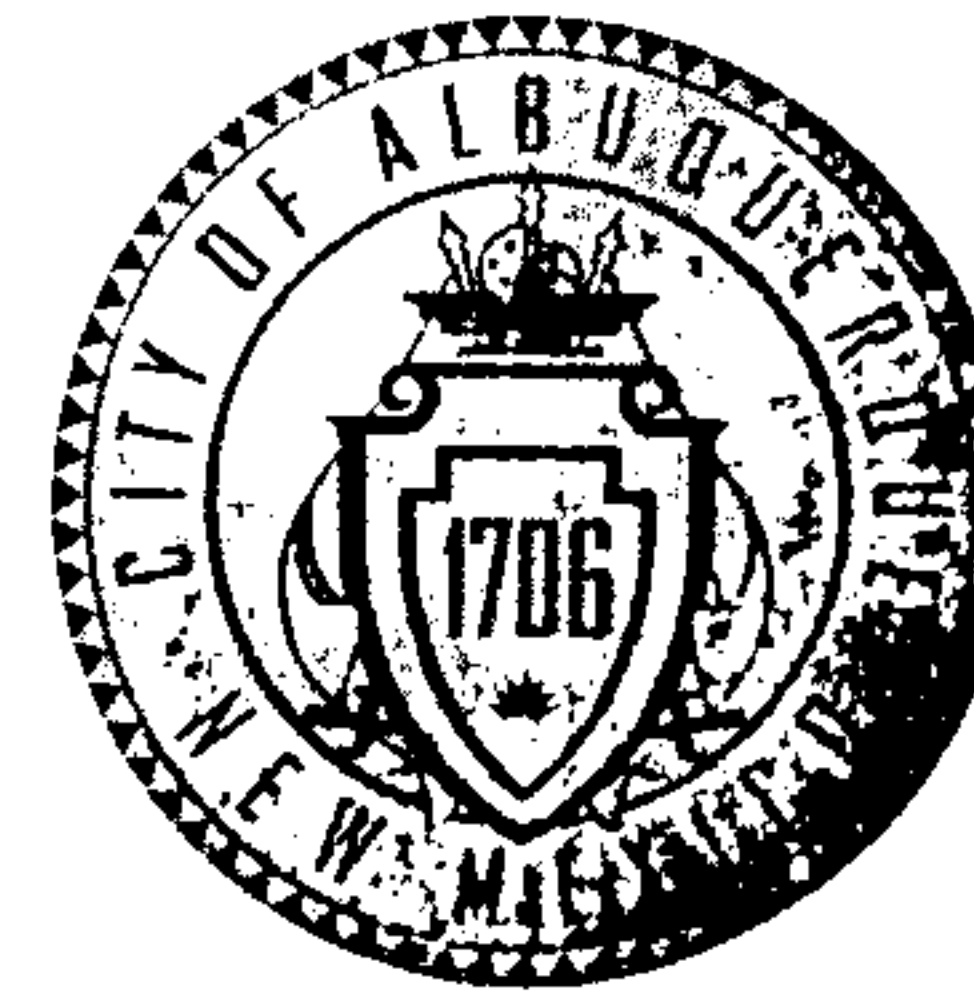


SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-23-14

CITY OF ALBUQUERQUE



November 3, 2008

Jeffery T. Wooten, P.E.
Wooten Engineering
623 E. Dallas Rd.
Grapevine, TX 76051

Re: David Bernitsky M.D. Facility, 6401 Holly Ave. NE,
Approval of Permanent Certificate of Occupancy (C.O.), Engineer's Stamp
dated 05/29/08, (C-18/D038)
Certification dated 10/28/08

Mr. Wooten,

Based upon the information provided in your submittal received 10/31/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: David Bernitsky M.D. Facility ZONE MAP/DRG. FILE # C-18/D038
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 12500 Comanche NE

ENGINEERING FIRM: Wooten Engineering CONTACT: Jeff Wooten
ADDRESS: 623 E Dallas Road PHONE: (214) 235-5586
CITY, STATE: Grapevine, TX ZIP CODE: 76051

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: AKT Architects, LLC CONTACT: Kent Traurnicht
ADDRESS: PO Box 3366 PHONE: 505-281-9560
CITY, STATE: Albuquerque ZIP CODE: 87190

SURVEYOR: Precision Surveys CONTACT: Larry Medrano
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: STAR Construction CONTACT: Ralph Eggleston
ADDRESS: 8912 Adams NE PHONE: 505-823-1100
CITY, STATE: Albuquerque ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

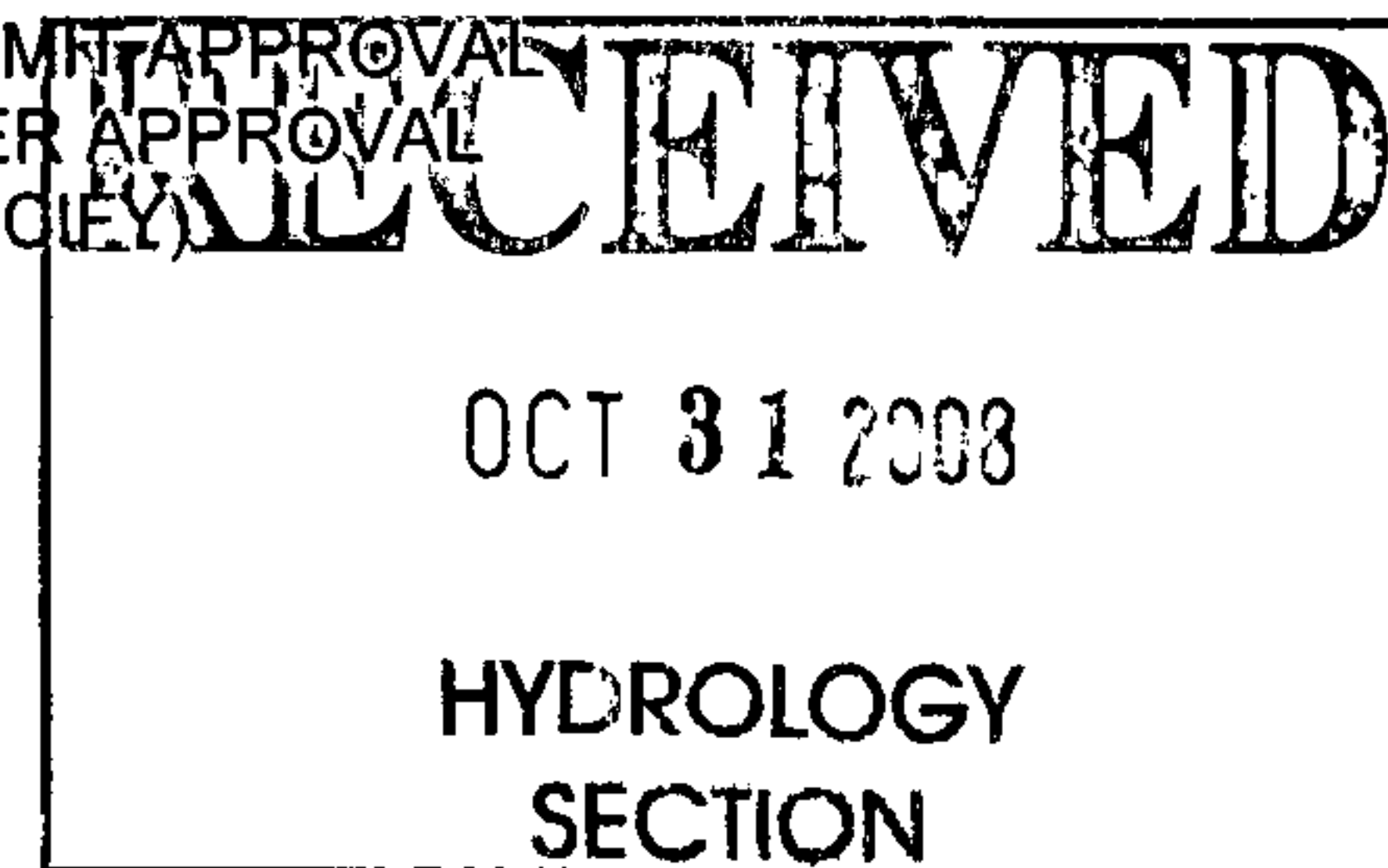
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER (RESUBMITTAL)

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



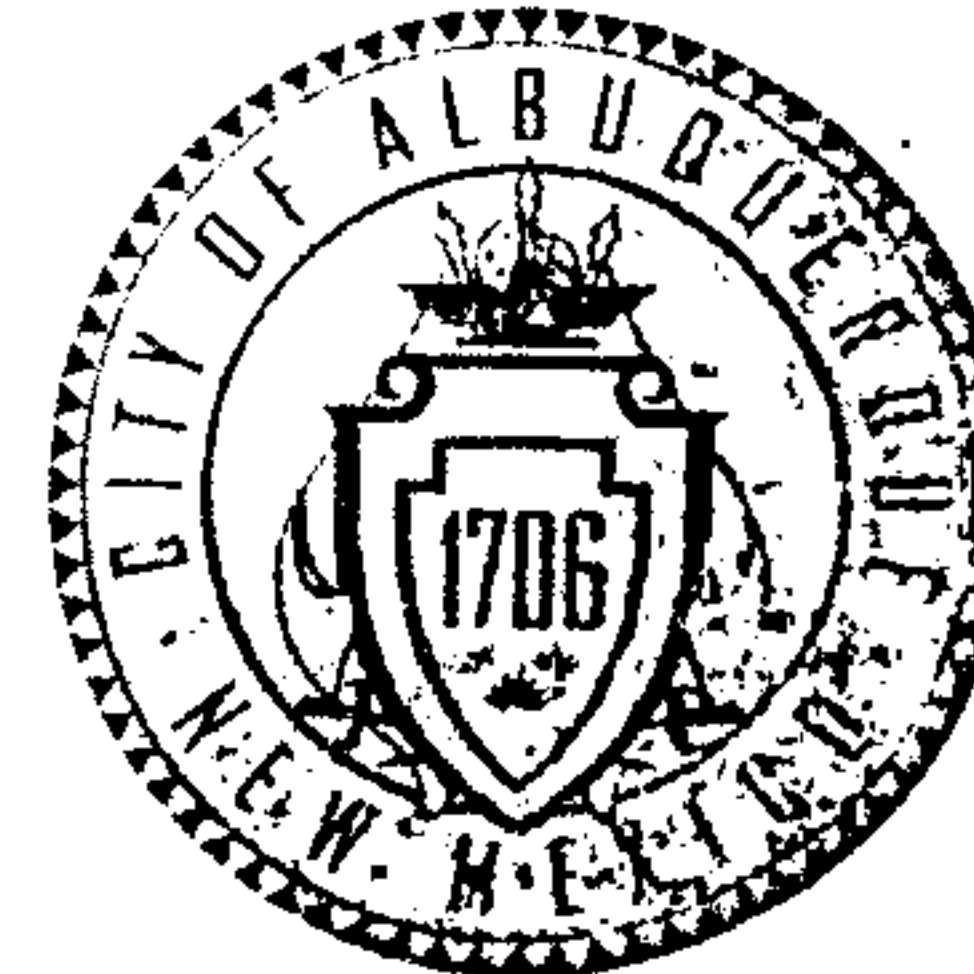
DATE SUBMITTED: October 30, 2008 BY: Jeff Wooten

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.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



June 5, 2008

Jeff Wooten, P.E.
Wooten Engineering
623 E Dallas Road
Grapevine, Texas 76051

RE: David Bernitsky M.D. Facility, 6401 Holly Road NE (C18 – D 038)
Grading and Drainage Plan for Site Development Plan for Building Permit
and Building Permit Approval (0.76 Acres) (PE Stamped 5/29/08)

Dear Mr. Wooten:

Based upon the information provided in your submittal received 5/30/08, the above referenced Grading and Drainage Plan is approved for Site Plan for Building Permit and for Building Permit. *AND SO-19. H/O 10/3/8*

PO Box 1293

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

Albuquerque

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

NM 87103

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

www.cabq.gov

Sincerely,

Gregory R. Olson 6/5/8
Gregory R. Olson, P.E.

XC: Brad Bingham
[file C18-D-038]

SO-19 included

*Copies to: Duane Schmitz
10/3/8 Antoinette B. Olson 10/3/8*

*SO-19
Call Duane Schmitz at
235-8016 for inspection
of SO-19 sidewalk culvert.
H/O 10/3/8*

CITY OF ALBUQUERQUE



January 30, 2008

David Aube, PE
The Design Group
202 Central SE, Ste 200
Albuquerque, NM 87102

**Re: Dr. Bernitsky Office Grading and Drainage Plan
Engineer Stamp 10-16-07 (C18/D38)**

Dear Mr. Aube,

Based upon information provided in your submittal dated 12-21-07, 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.

P.O. Box 1293

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: file



December 21, 2007

Brad Bingham
Hydrology Department
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

**RE: Dr. Bernitsky Eye Care Facility
6401 Holly Avenue NE**

Dear Brad:

Dr. Bernitsky is seeking Building Permit approval of a site that was controlled by a Site Development Plan for Building Permit for Lot B-1, Unit B, North Albuquerque Acres, located on Holly Avenue NE between San Pedro and Louisiana. The site is located in Zone Atlas Page C-18-Z.

The grading and drainage plan was submitted with the DRB package and is resubmitted with this letter. Jeremy Hoover had a few questions on the first submittal and the answers to his questions are as follow:

The records indicated the presence of a storm drain inlet and line that lead north into Calle Avion. The site contained a land fill that was removed and remediated under the Supervision of Lawrence Earth engineering and the imported fill and associated compaction was documented by Vineyard and Associates. The survey that was provided to us for this project showed the old alignment of the storm drainage line but no pipe existed on site due to the massive earthwork operations required to remove the landfill up to 25' deep on the north end of the site. I am not certain about the questions regarding the vacation of the easement. The survey that was provided made no mention of an easement.

Hopefully these will help to clarify the existing conditions and the plans will be acceptable for the issuance of the building Permit.

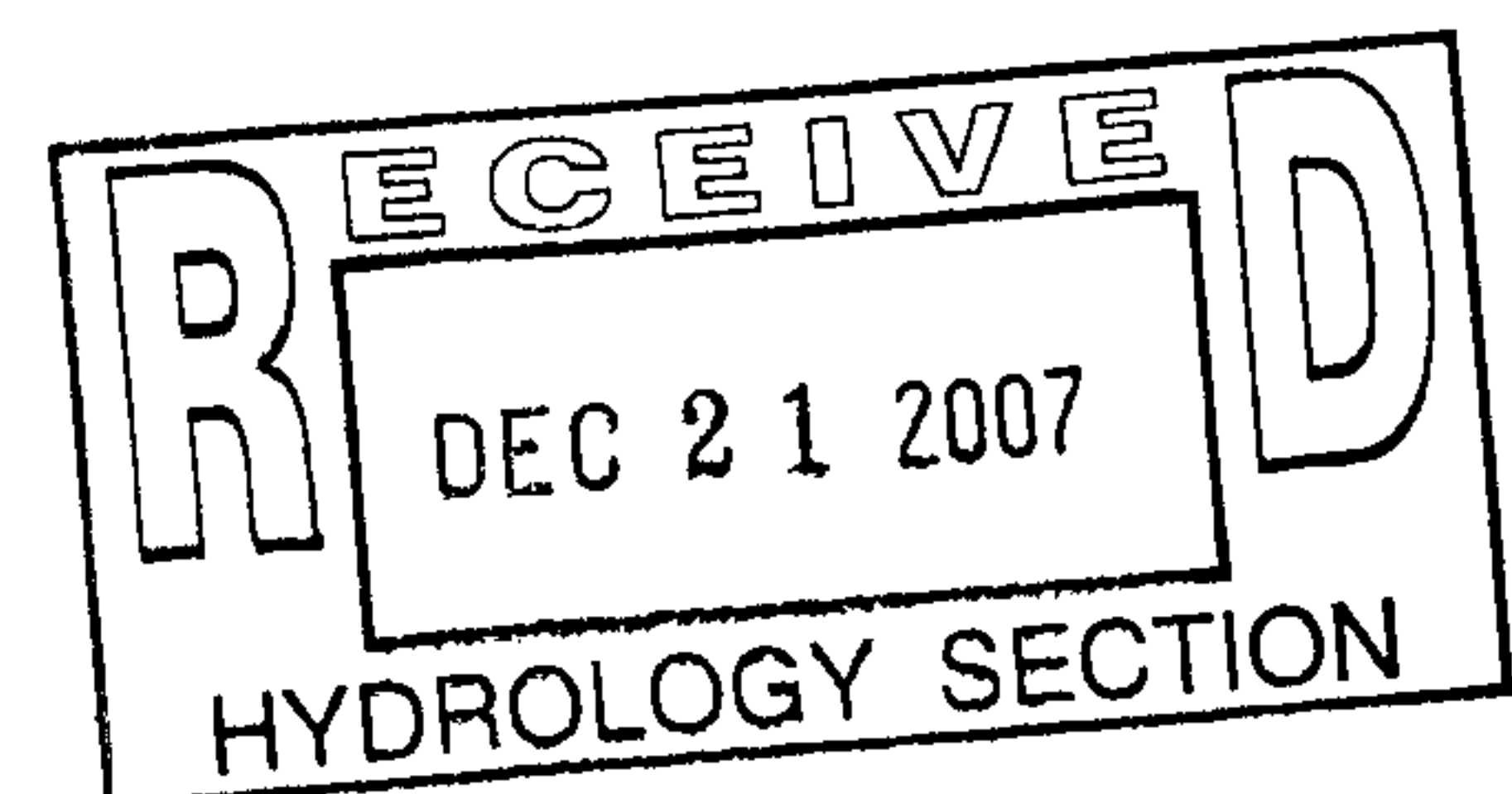
If you have any questions or require additional information, please contact me at the office at 242-6880, or on my cell at 463-4503.

Respectfully submitted:

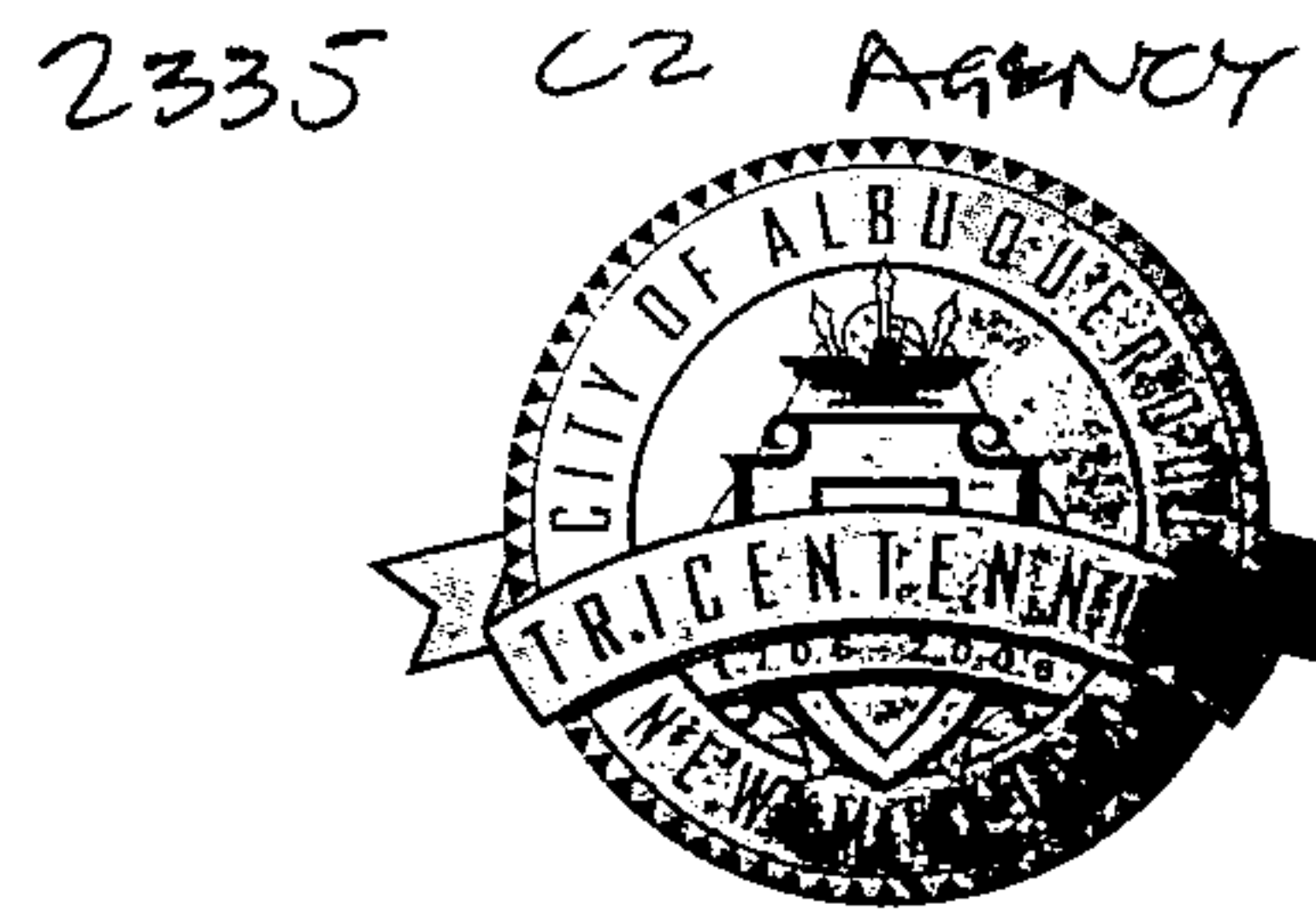
A handwritten signature in black ink, appearing to read 'David A. Aube'.

David A. Aube, P.E.

P:\2335drbernitsky\C2_Agencies\Drainage Narrative.doc



CITY OF ALBUQUERQUE



November 7, 2007

David Aube, P.E.
Design Group
202 Central NW, Suite 200
Albuquerque, NM 87102

Re: Dr. Bernitsky Eye Facility, Engineer's Stamp dated 10-16-07 (C18/D38)

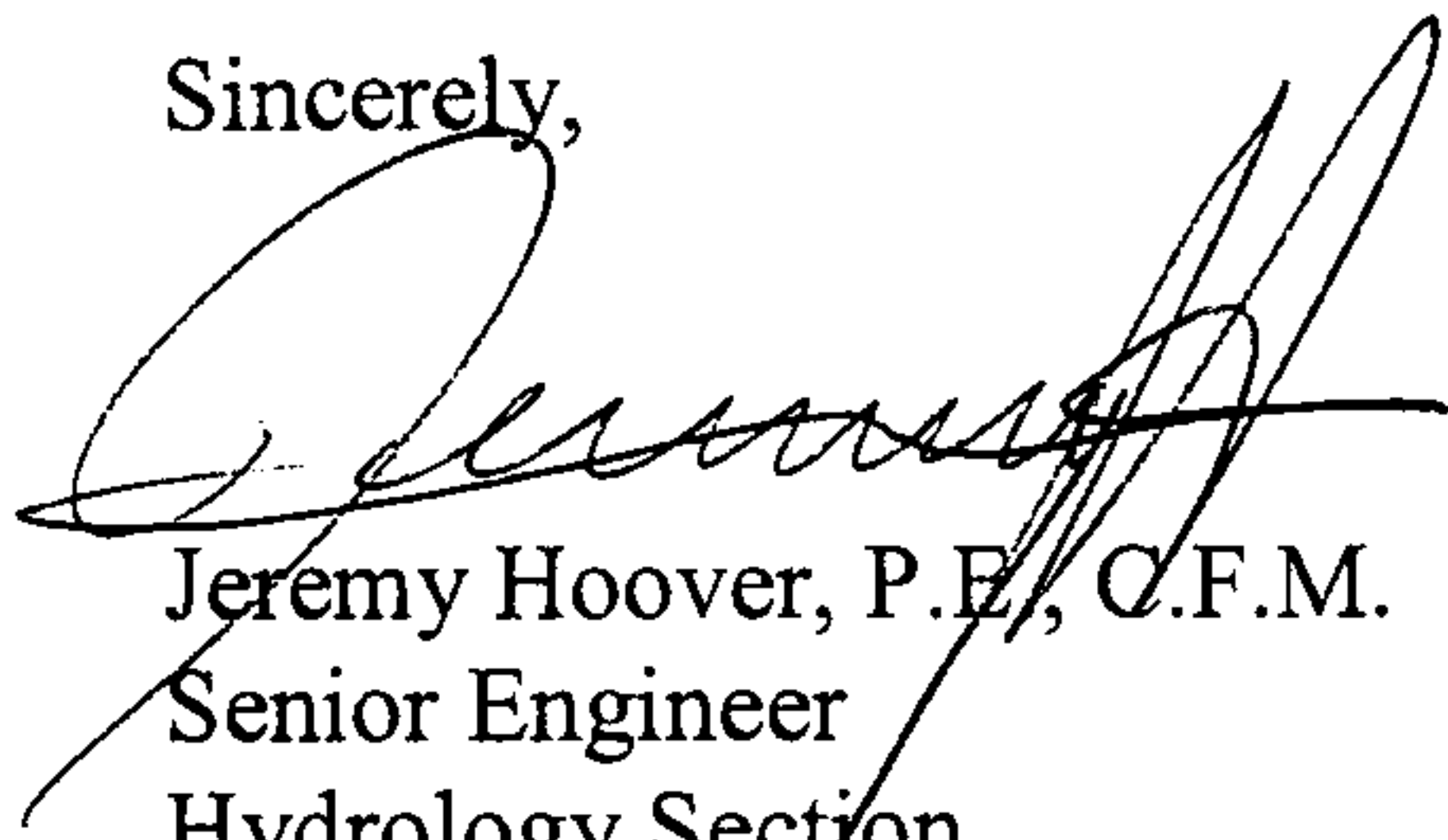
Dear Mr. Aube,

Based on the information contained in your submittal received on October 16, 2007, there is an additional item that must be addressed prior to approval for DRB action on the proposed Site Plan for Building Permit.

- Records indicate the presence of an existing storm drain located at the northwest corner of the site leading north to Calle Avion. Your plan gives no indication of its presence. Has it been removed? Has there been any investigation as to its existence or lack thereof? Was the associated 35-foot easement vacated? Please verify and show on the plan.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Hoover".

Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

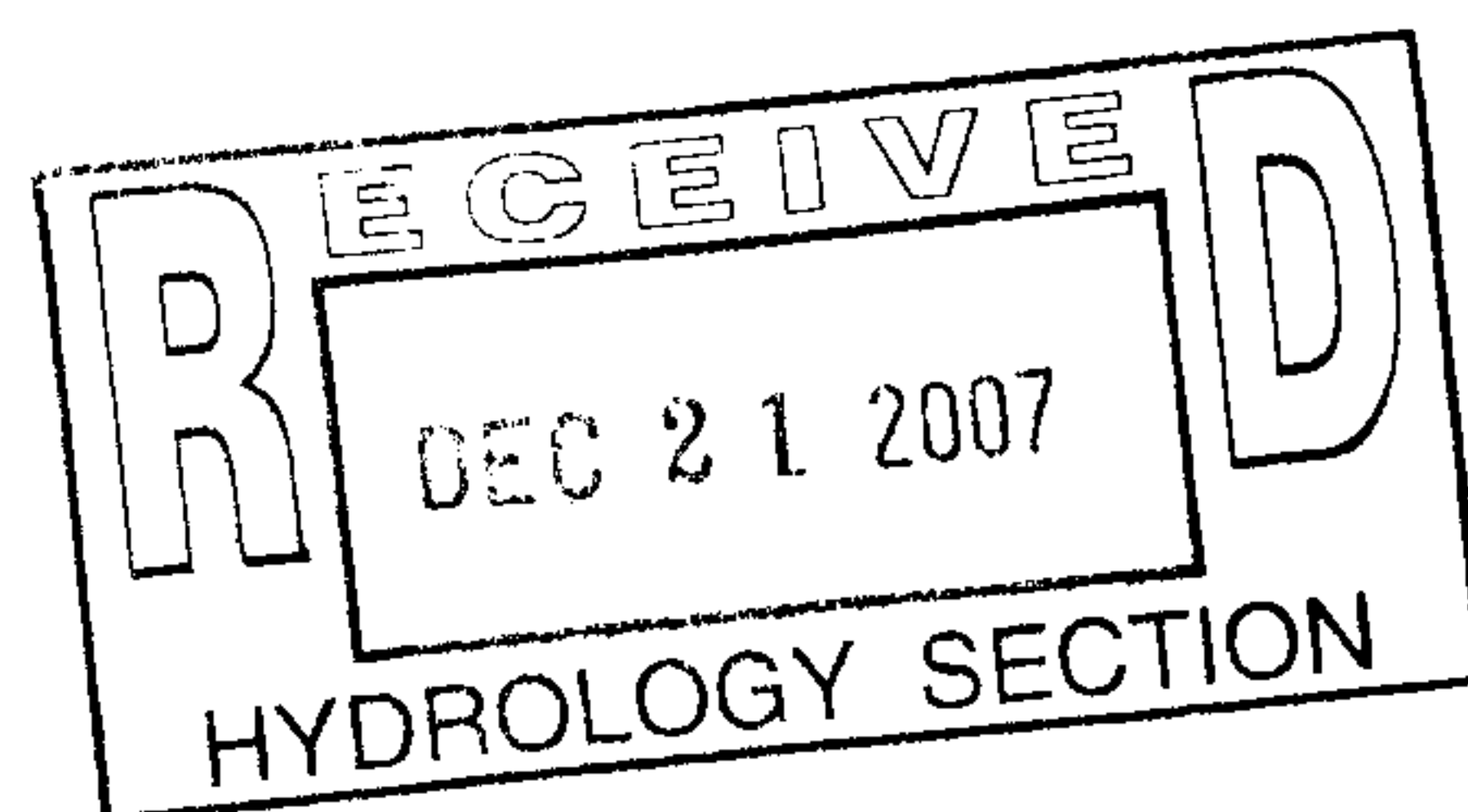
cc: file C18/D38

P.O. Box 1293

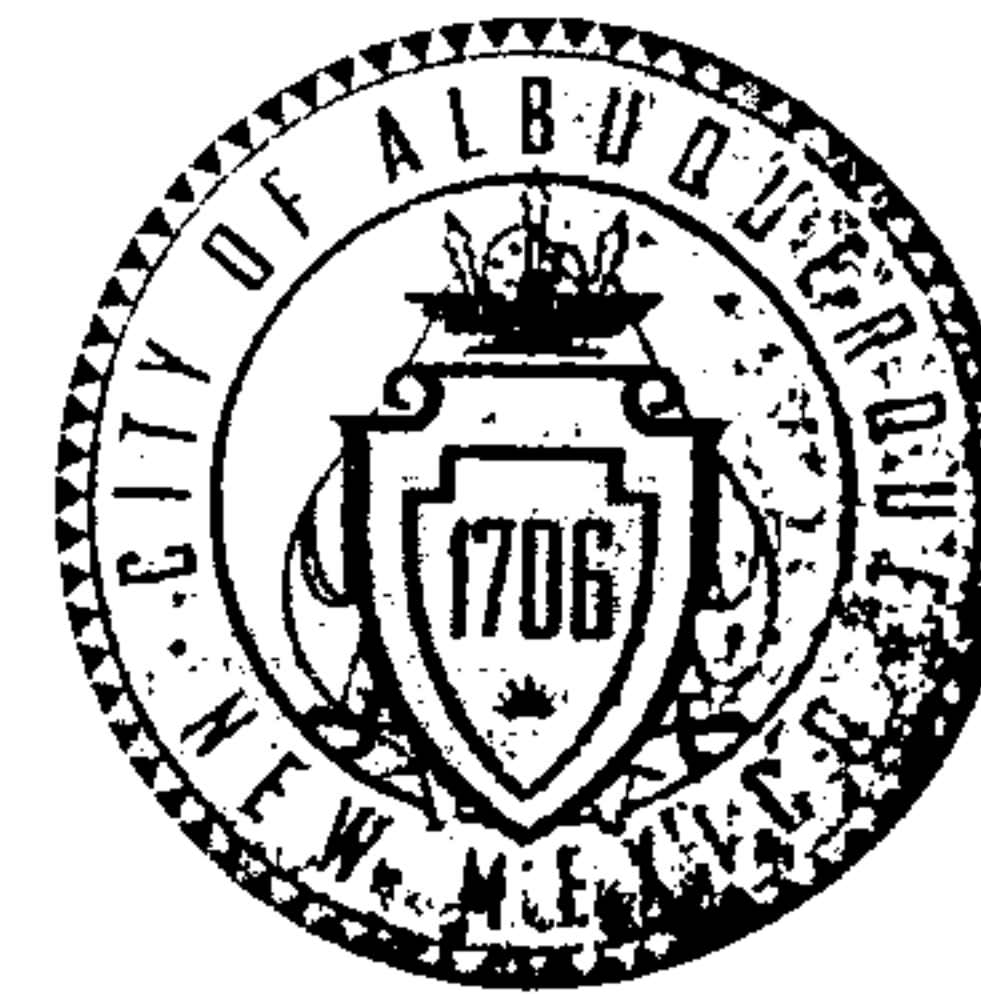
Albuquerque

New Mexico 87103

www.cabq.gov



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 30, 2008

Kent Trauernicht, Registered Architect
AKT Architects, LLC
PO Box 3366
Albuquerque, NM 87190

Re: Certification Submittal for Final Building Certificate of Occupancy for
Dr. Bernitsky Office Building, [C-18 / D038]
6401 Holly Ave.
Architect's Stamp Dated 10/27/08

PO Box 1293

Dear Mr. Trauernicht:

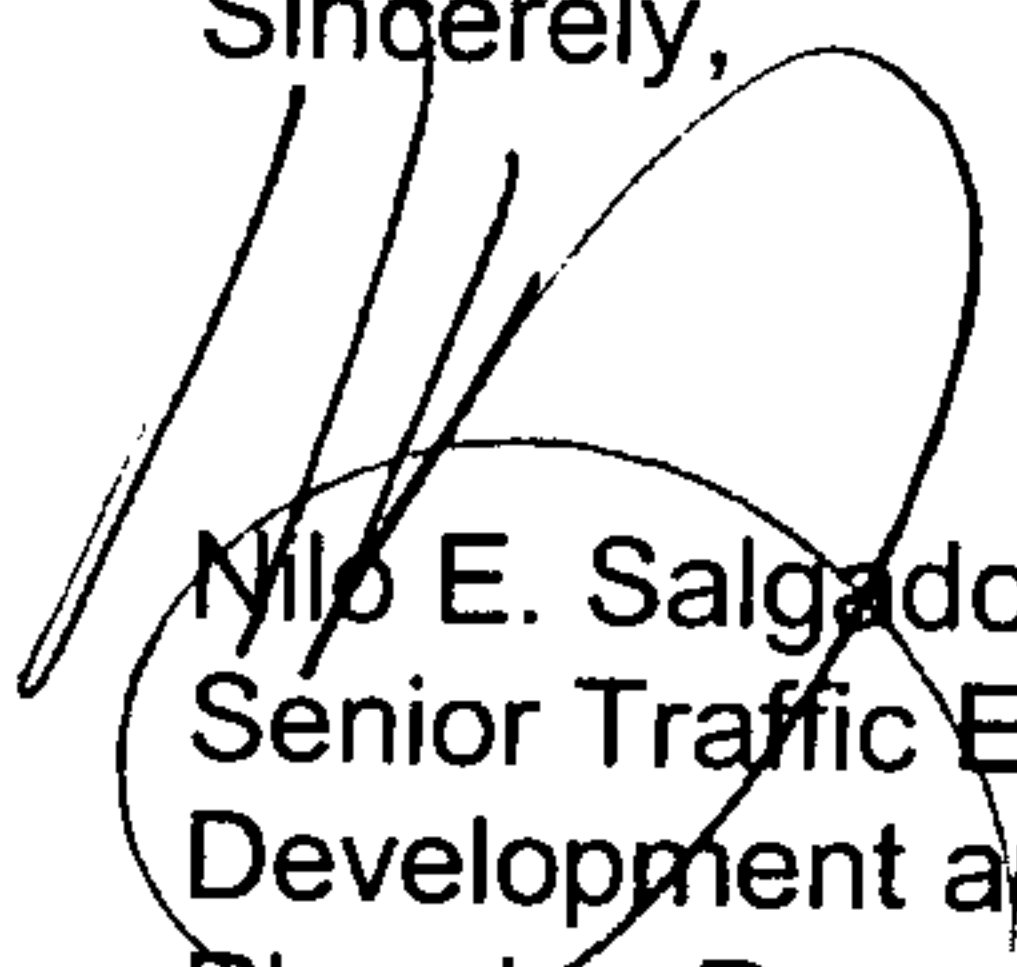
Albuquerque

The TCL / Letter of Certification submitted on October 27, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

www.cabq.gov

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk



P. O. B O X 3 3 6 6
ALBUQUERQUE, NM 87190~
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

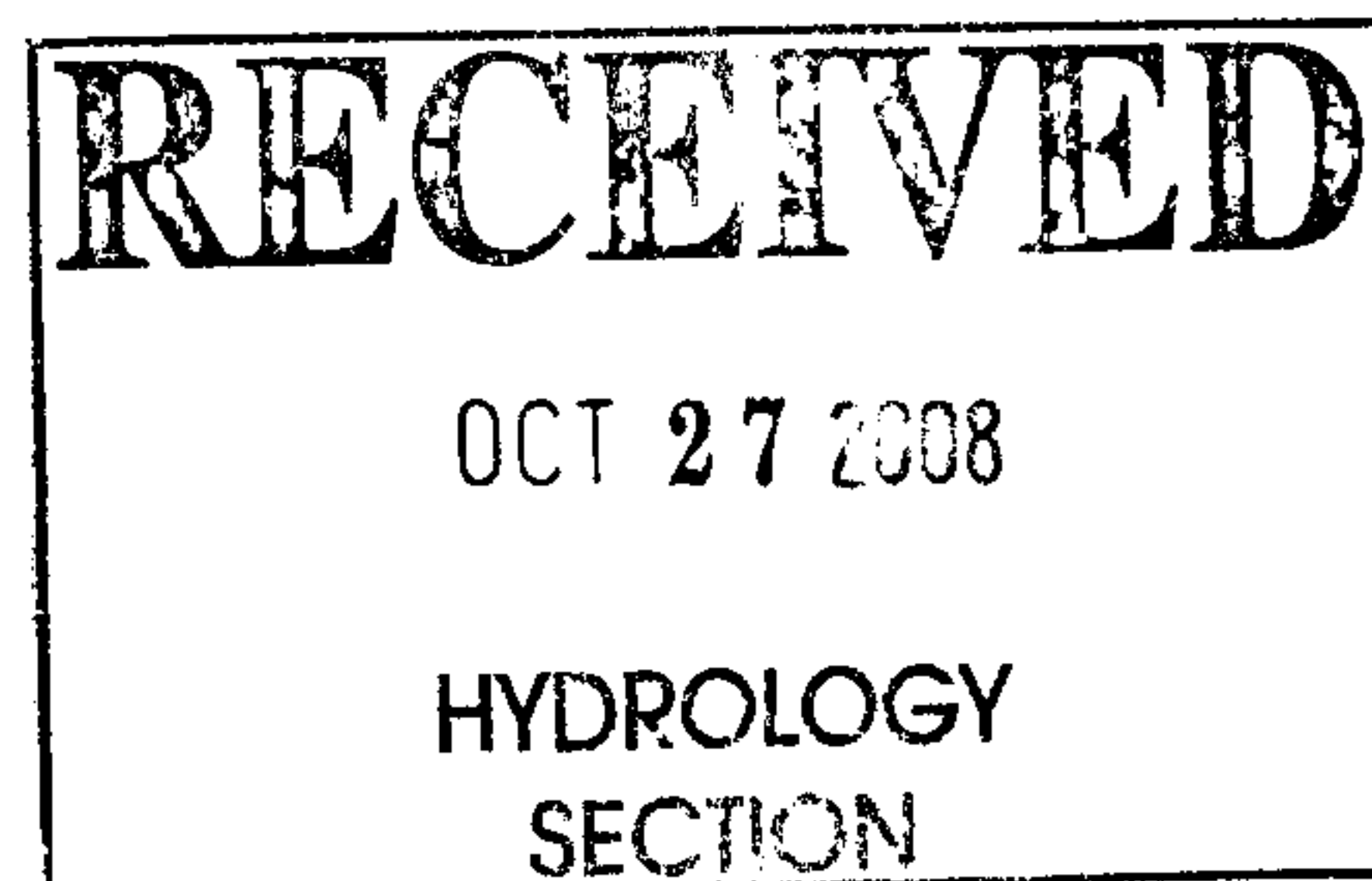
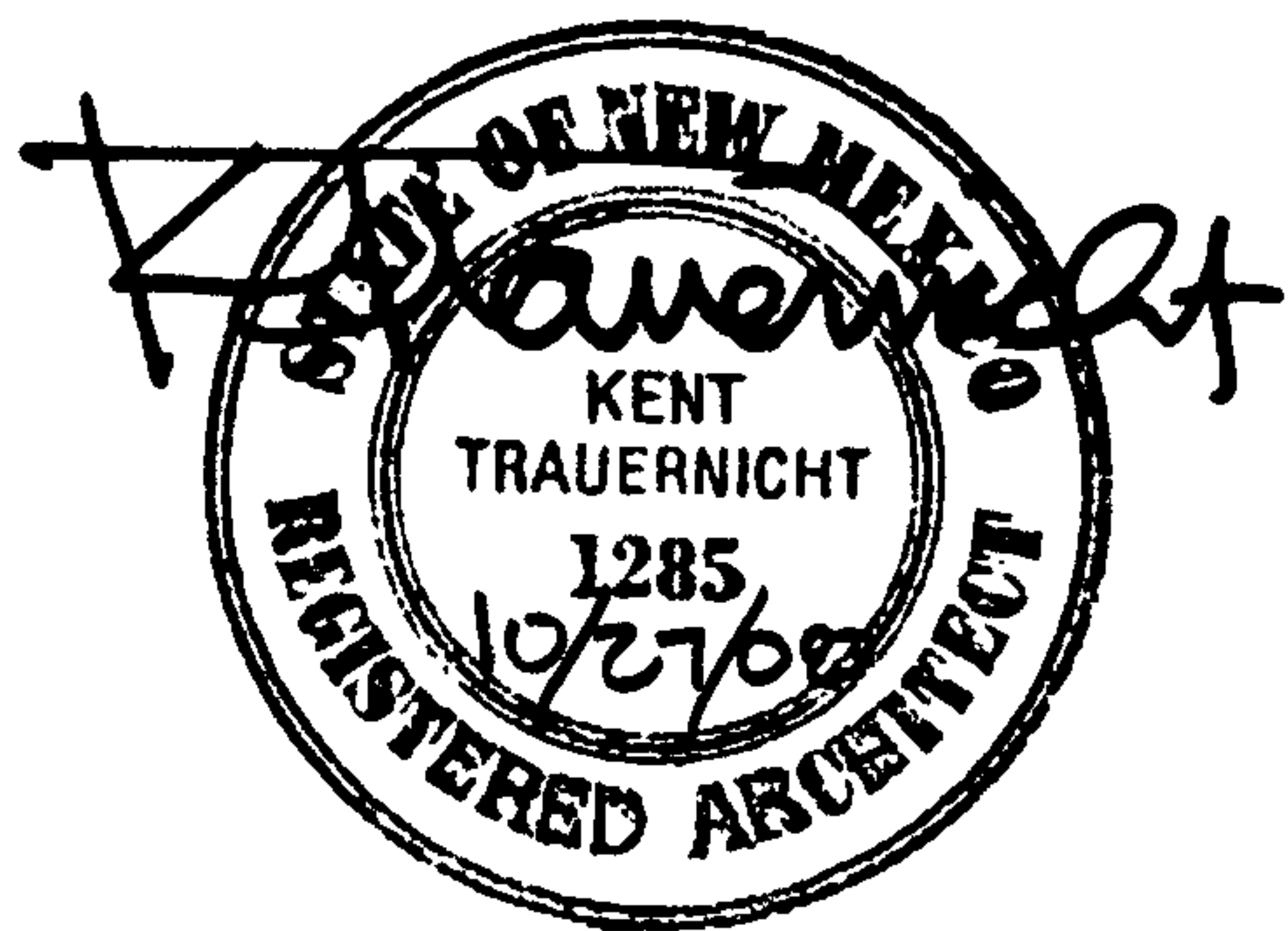
October 27, 2008

City of Albuquerque
Public Works Department
Transportation Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Traffic Circulation Layout – Certification
COA BP# 0803727
Office Building for Dr. Bernitsky
6401 Holly Av. NE
Albuquerque, NM 87113

I have visited the completed project and to the best of my knowledge and information it appears to be in substantial compliance with the intent of the design concepts and the "Traffic Circulation Layout", as approved by the City, DRB project #1005132. Minor site changes may have occurred during the construction of this project but have no adverse impact to the site and its ability to comply with the approved plan. Those relying upon this record are advised to obtain independent verification of its accuracy before using it for any other purpose.

This document neither expresses nor implies a warranty.



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Dr Bernitsky Office Building ZONE MAP/DRG. FILE # C-18 17038
DRB#: 1005132 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B-1 Paseo Nuevo 2
CITY ADDRESS: 6401 Holly Av.

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: AKT Architects
ADDRESS: 55 Camino Del Senador
CITY, STATE: Tijeras, NM
CONTACT: Kent Trauernicht
PHONE: 281-9560
ZIP CODE: 87059

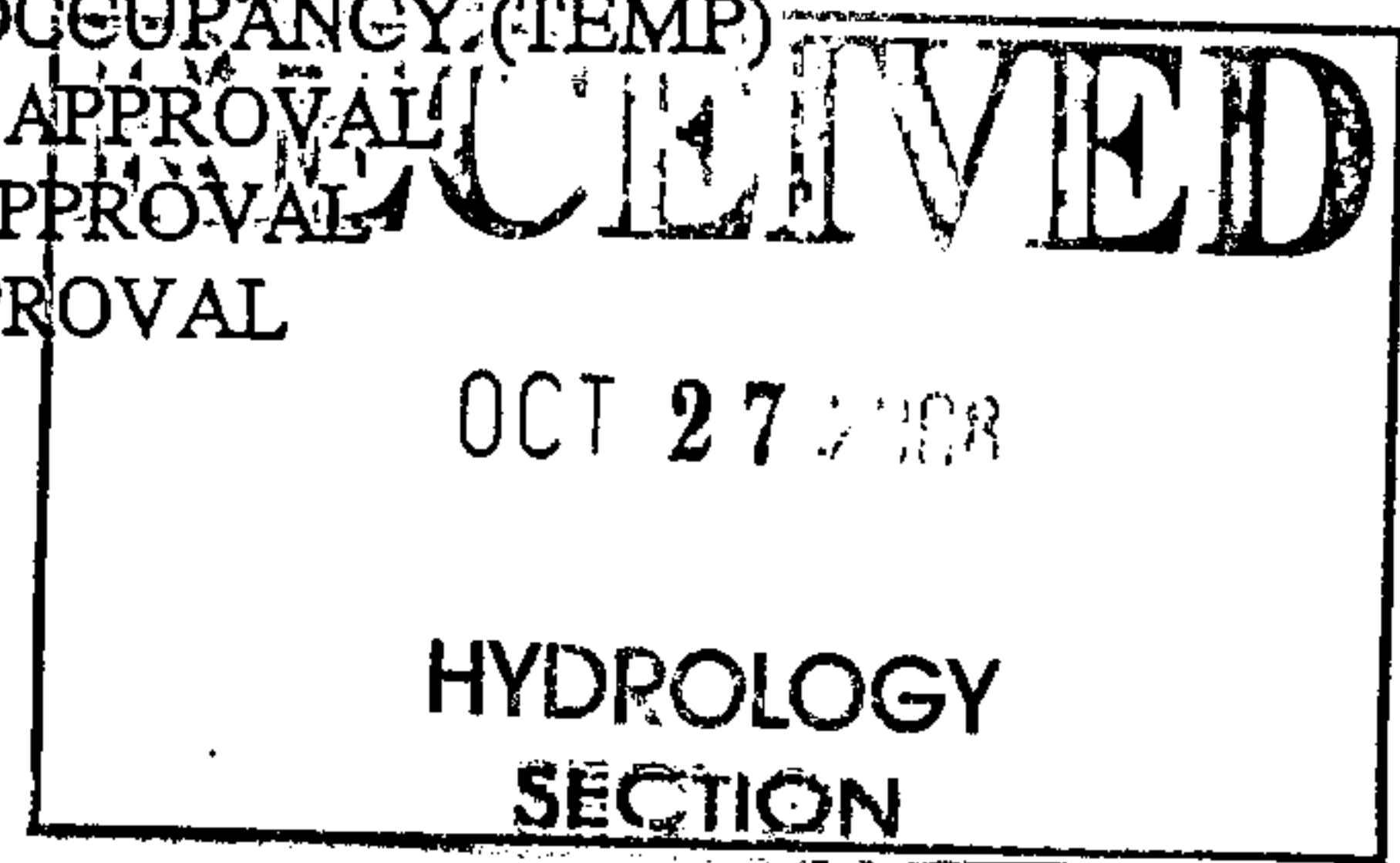
SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

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
☒ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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



SUBMITTED BY: Kent Trauernicht DATE: October 27, 2008

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:

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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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

DRB # 1005132

S 89°47'49" E

BLOCK WALL

PROVIDE BACK-UP
AREA

**FUTURE ME
OFFICE BL**

TRACT B-1

VACANT LAND-NO STRUCTURES
AREA=0.7559 ACRES±
32,929 SQ. FT.±

**DR. BERNITSKY
EYE CLINIC
FACILITY
6081 SF.**

PRIVATE CROSS ACCESS EASEMENT
PURPOSE OF INGRESS/ EGRESS
VEHICULAR AND PEDESTRIAN
TRANSPORTATION (NO CROSS PA
ALLOWED) FOR THE BENEFIT OF
AND C-1, TO BE MAINTAINED BY
(04/17/2007C, 2007C-95)

$L = 15.97'$
 $R = 25.00'$
 $\Delta = 36^\circ 35' 33''$
 $C \text{ LEN} = 15.70'$
 $BRG = N 17^\circ 53' 46'' W$

FOUND PK NAIL
WITH TAG "PS 11993"

HOLLY AVENUE, N.E.

(60' ROW)

MH #2

MH #3 0

GRAPHIC SCALE