

CITY OF ALBUQUERQUE



October 8, 2009

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199-1194

Re: La Resolana Apartments, 1025 Chelwood Park Boulevard NE,
Traffic Circulation Layout
Engineer's Stamp dated 10-07-09 (J22-D017)

Dear Mr. Bordenave;

The TCL submittal received 10-08-09 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.**

PO Box 1293

Albuquerque

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.

NM 87103

www.cabq.gov

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.

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

CITY OF ALBUQUERQUE



September 2, 2009

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199-1194

Re: La Resolana Apartments, 1025 Chelwood Park Boulevard NE,
Traffic Circulation Layout
Engineer's Stamp dated 09-02-09 (J22-D017)

Dear Mr. Bordenave,

The TCL submittal received 09-02-09 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.**

PO Box 1293

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Albuquerque

NM 87103

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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

See newest
plan - dated
10/07/09

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

J22-D017

PROJECT TITLE: La Resolana Apartments ZONE MAP: J22
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Tract 10 Monterey Manor Subdivision
CITY ADDRESS: 1025 Chelwood Park Blvd. NE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Carnes & Co., Inc. (agent) CONTACT: S. Carnes
ADDRESS: 200 Lomas Blvd. NW, Suite 1118 PHONE: 247-8000
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

ARCHITECT: none CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Harris Surveying, Inc. CONTACT: T. Harris
ADDRESS: 2412-D Monroe NE PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Brycon Construction CONTACT: R. Snyder
ADDRESS: 134 Rio Rancho Blvd. PHONE: 892-6163
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

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 CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

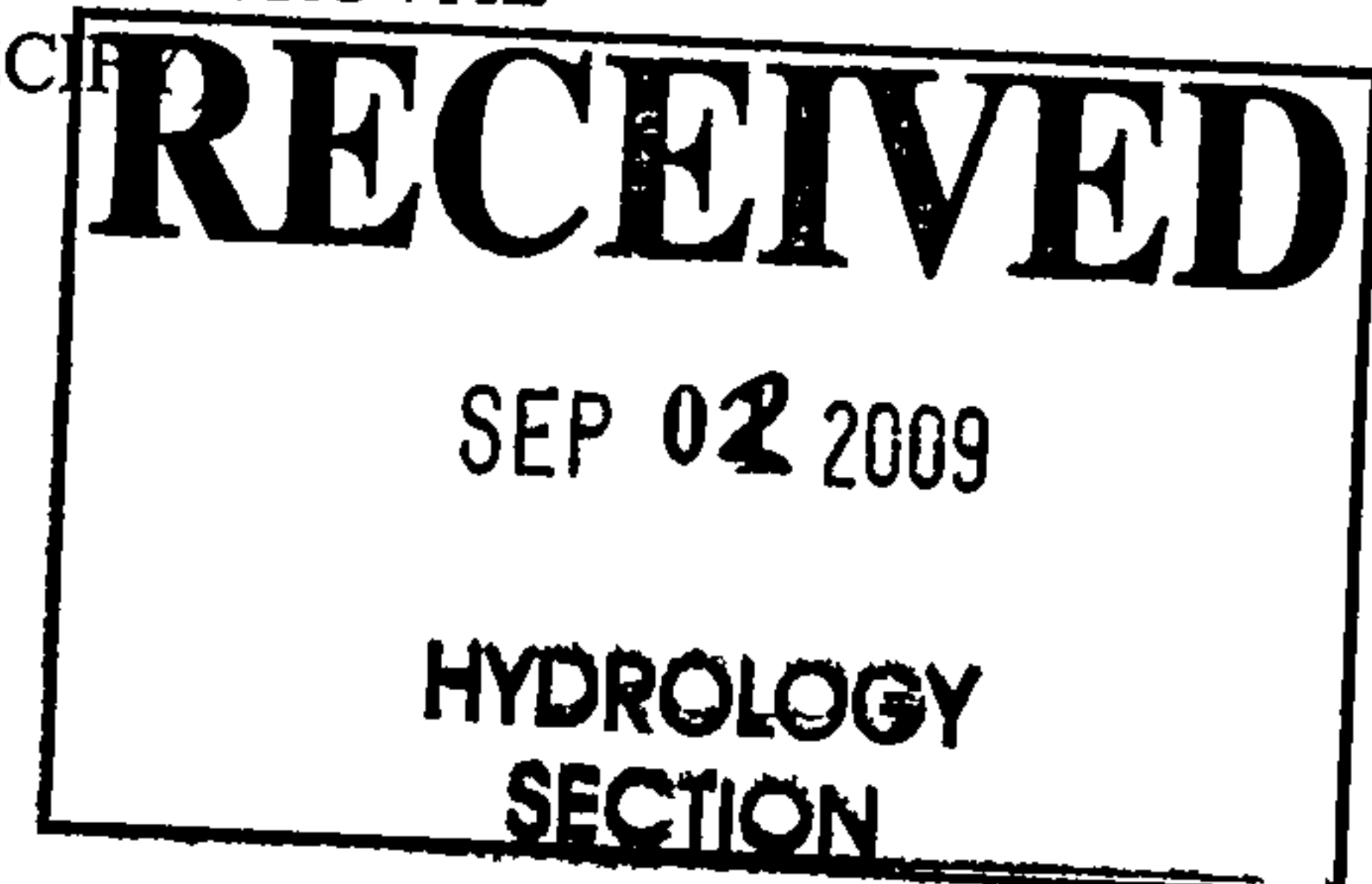
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

<Resub>

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: September 02, 2009 BY: Jake Bordenave



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.

CITY OF ALBUQUERQUE



August 27, 2009

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199-1194

**Re: La Resolana Apartments, 1025 Chelwood Park Boulevard NE,
Traffic Circulation Layout
Engineer's Stamp dated 08-21-09 (J22-D017)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 08-21-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ~~1. List the width and length for all parking spaces.~~
2. Please show a vicinity map.
- ~~3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.~~
4. Please include two copies of the traffic circulation layout at the next submittal.
5. Clarify how the two-directional traffic transitions to one-directional traffic. Additional striping and / or signing may be required.
6. Provide details for all wheelchair ramps; define the maximum slope.
- ~~7. Define the angle of the one-directional parking spaces.~~
8. Call out the width of all sidewalk.
9. Provide additional information about the proposed gate.

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

CITY OF ALBUQUERQUE



August 31, 2009

Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

Re: La Resolana Apartments Grading and Drainage Plan
Engineer's Stamp date 8-21-09 (J22/D017)

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 8-21-09, the above referenced plan is approved for Paving Permit.

PO Box 1293

The upstream invert for the overflow pipe was not provided on the plan submitted. The contractor had completed a significant portion of this work when I visited the site on 8-28-09. Please provide the upstream invert to the contractor. As per our discussion, the invert is 59.5.

Albuquerque

If you have any questions, you can contact me at 924-3695.

NM 87103

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: La Resolana Apartments ZONE MAP: J22/Do17
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Tract 10 Monterey Manor Subdivision
CITY ADDRESS: 1025 Chelwood Park Blvd. NE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Carnes & Co., Inc. (agent) CONTACT: S. Carnes
ADDRESS: 200 Lomas Blvd. NW, Suite 1118 PHONE: 247-8000
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

ARCHITECT: none CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

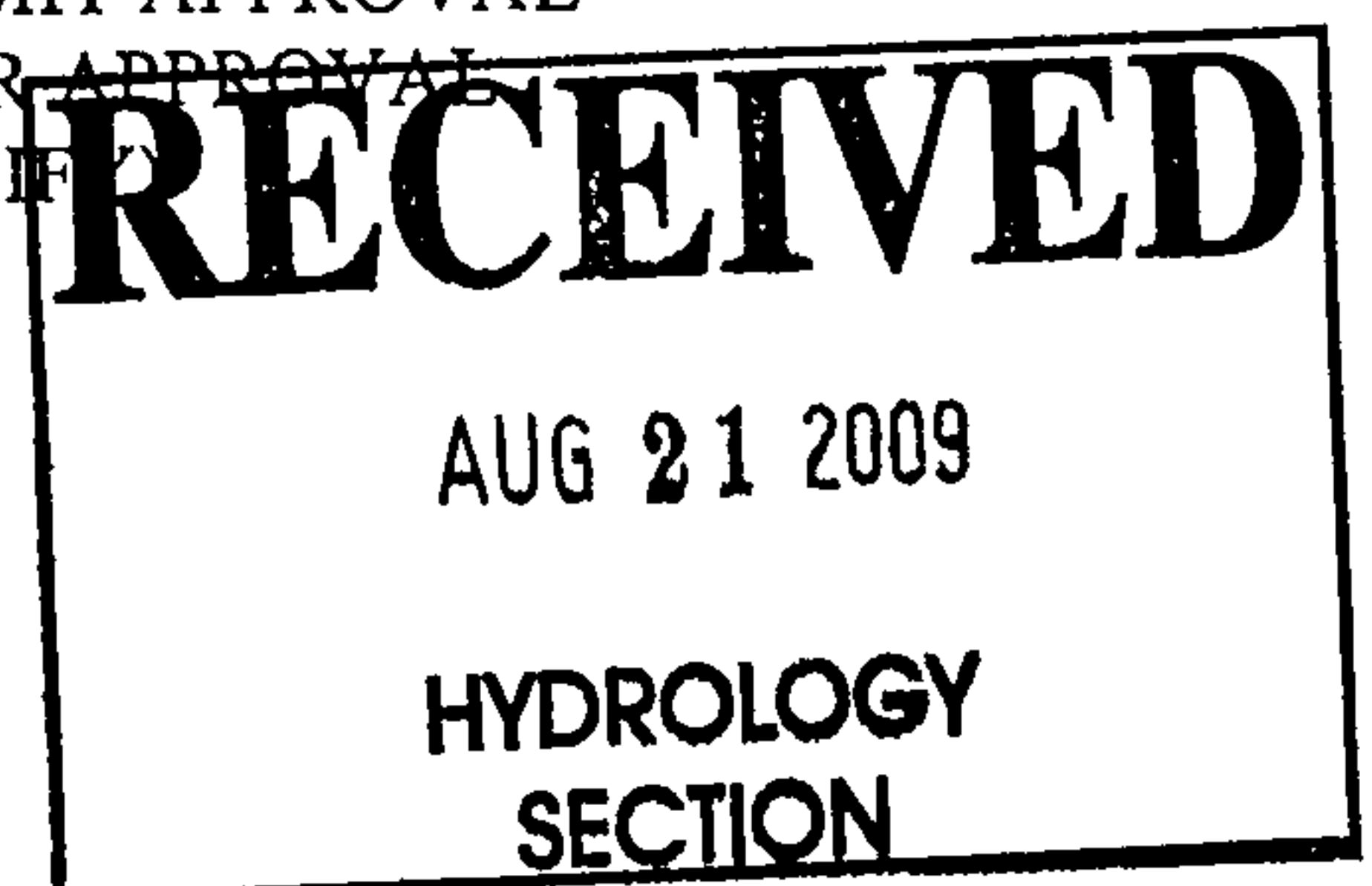
SURVEYOR: Harris Surveying, Inc. CONTACT: T. Harris
ADDRESS: 2412-D Monroe NE PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Brycon Construction CONTACT: R. Snyder
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 ENGINEER'S CERT (TCL)
 ENGINEER'S CERT (DRB SITE PLAN)
 OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
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 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
 GRADING PERMIT APPROVAL
x PAVING PERMIT APPROVAL
 WORK ORDER APPROVAL
 OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
x NO
 COPY PROVIDED



DATE SUBMITTED: August 21, 2009 BY: Jake Bordenave

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.
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