

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 11, 2014

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

Richard J. Berry, Mayor

RE: **Gold Avenue Casitas**
Revised Grading and Drainage Plan
Engineer's Stamp Date 10-27-2014 (File: K15D098)

Dear Mr. Bordenave:

Based upon the information provided in your submittal received 12-11-14, the above referenced plan is approved for Building Permit.

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

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz

www.cabq.gov

(REV 12/2005)

LEGAL DESCRIPTION: Lots 18, Block 1, Tract 2, Buena Vista Heights
CITY ADDRESS: 2109 Gold Ave. SE

CONTRACTOR: Unknown CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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)

RECEIVED
DEC 11 2014
LAND DEVELOPMENT SECTION

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.

From: Harmon Rita T.
To: "Jake Bordenave"
Subject: RE: K-15/D098, Gold Ave. Casitas
Date: Monday, October 27, 2014 4:06:57 PM

Jake,

As we discussed, both changes are acceptable, and we will be looking for those changes in the As-built plans.

Thanks,

Rita Harmon, P.E.

Planning Department

505-924-3695

From: Jake Bordenave [mailto:jakebordenave@comcast.net]
Sent: Monday, October 27, 2014 9:54 AM
To: Harmon Rita T.
Cc: Ed Fitzgerald
Subject: K-15/D098, Gold Ave. Casitas

Rita,

Per our telephone conversations of last week and this morning I have made the following changes to the subject Grading and Drainage Plan.

Revision # 1 - added low CMU wall on west property line from the previously shown new CMU wall south of pond 8N to the north end of the existing rock wall to direct overflow from Pond 8S to front

yard.

Revision # 2 - Changed Keyed Note 4 from "paved parking" to "compacted crusher fines parking".

The Plan will not be rerouted in the Building Permit application process but, the changes will be noted on the Engineer's Certification in the Certificate of Occupancy process.

Jake

Bordenave Designs

P.O. Box 91194

Albuquerque, NM 87199

Area code 505 Ph. 823-1344

Fax 821-9105, Cell 480-6812

jakebordenave@comcast.net

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



October 16, 2014

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

Richard J. Berry, Mayor

RE: **Gold Avenue Casitas**
Grading and Drainage Plan
Engineer's Stamp Date 10-1-2014 (File: K15D098)

Dear Mr. Bordenave:

Based upon the information provided in your submittal received 10-2-014, the above referenced plan is approved for Building Permit with the following condition:

1. A drainage swale needs to extend from the 8-South pond to the drivepad to allow rainfall in excess of the first flush to discharge to the street. The fence would be removed to allow for the flow.

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

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz

Per phone conversation w/ Jake on 10/20
overflow to go thru front yard and
sheet flow over top of CMA (Rock) wall.
Therefore positive drainage needs to be
provided from pond to front yard to keep
pond fr. overflowing to adjacent property.
see attached email

preferable (but not necessary) to have
openings in wall to allow
for discharge

Harmon Rita T.

From: Harmon Rita T.
Sent: Wednesday, October 22, 2014 11:19 AM
To: Jake Bordenave
Subject: Gold Ave Casitas (K15D098) revision to condition

Jake,

Per our phone conversation, the pond is intended to overflow through the slats in the fence. However, it will also flow through the fence bordering the adjacent property. Therefore, a swale still needs to be provided from the pond to the front yard to prevent overflow to the adjacent property.

I am revising, per this email, the condition for building permit to the following:

- A drainage swale needs to extend from the 8-south pond to ***the front yard to prevent overflow from discharging to the adjacent property.***

Rita Harmon, P.E.

Senior Engineer

Planning Department

Development & Review Services Division

600 2nd St. NW, Suite 201

Albuquerque, NM 87102

t 505-924-3695

f 505-924-3864

(REV 12/2005)

LEGAL DESCRIPTION: Lot 18, Block 1, Tract 2, Buena Vista Heights
CITY ADDRESS: 2109 Gold Ave. SE

CONTRACTOR: Unknown CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE

☐ PRELIMINARY PLAT APPROVAL

☐ S. DEV. PLAN FOR SUB'D APPROVAL

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☐ SECTOR PLAN APPROVAL

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☐ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

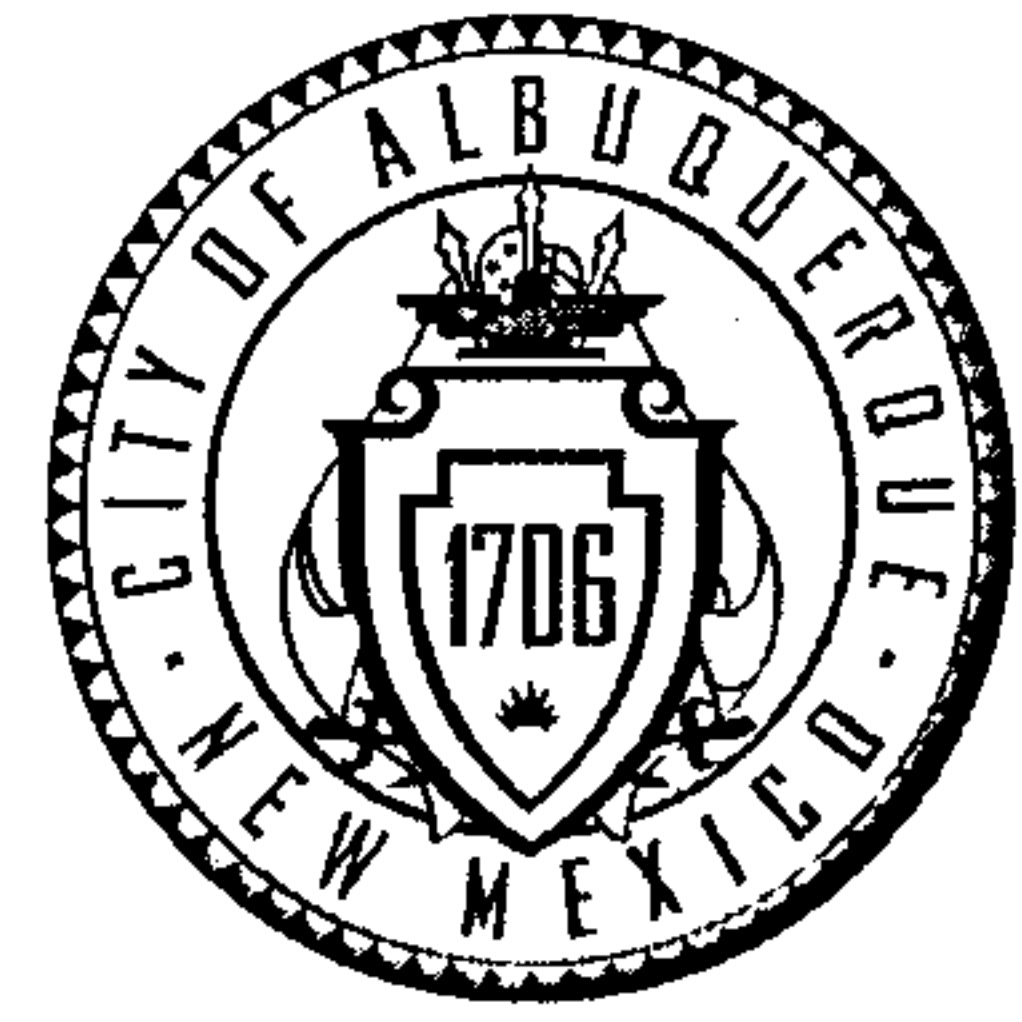
☐ WORK ORDER APPROVAL

☐ OTHER (SPECIFY) *Drivals*

RECEIVED
OCT - 2 2014
LAND DEVELOPMENT SECTION

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 31, 2014

Ed Fitzgerald, R.A.
Edward Fitzgerald Architects
121 Jefferson NE
Albuquerque, NM 87108

**Re: Gold Avenue Casitas, 2109 Gold Avenue SE
Traffic Circulation Layout**
Architect's Stamp dated 10-27-14 (K15-D098)

Dear Mr. Fitzgerald,

The TCL submittal received 10-27-14 is approved for Building Permit. A copy of the stamped and signed 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.**

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

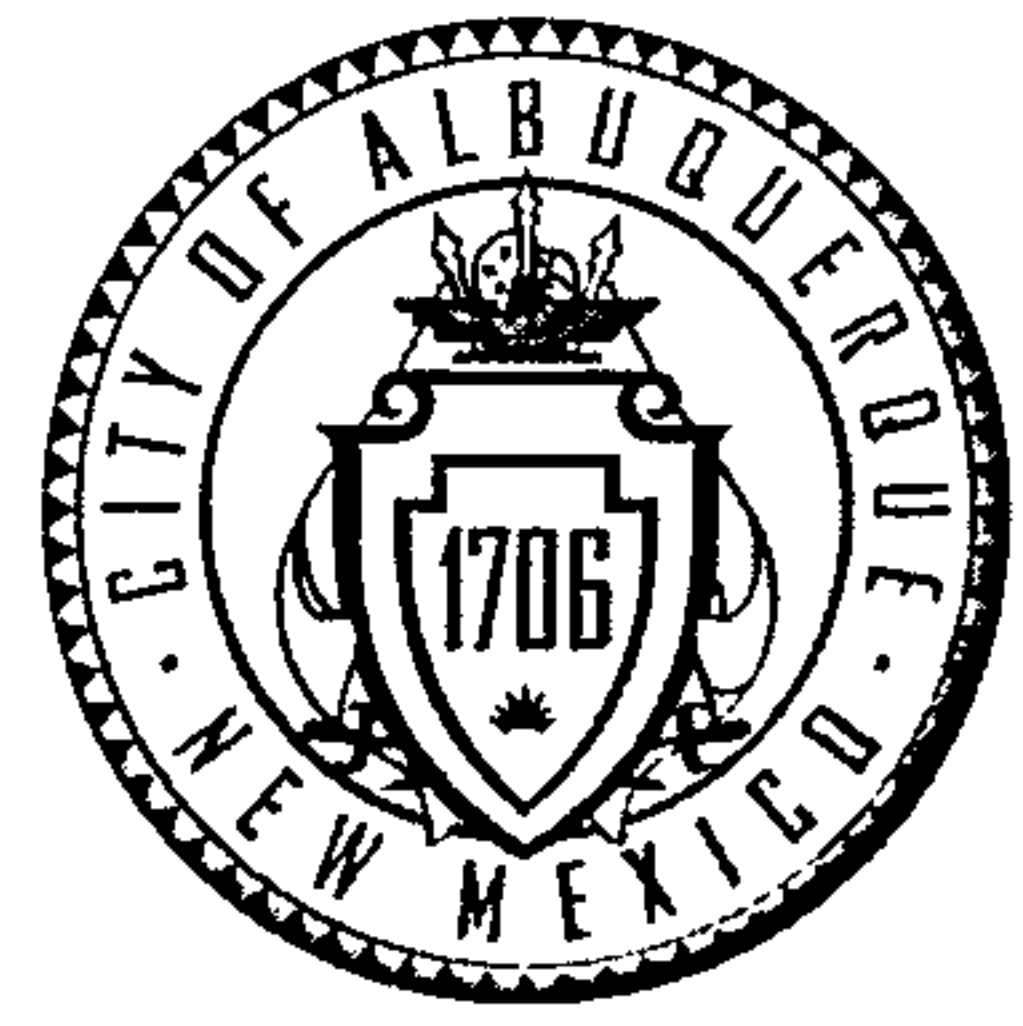
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 31, 2014

Ed Fitzgerald, R.A.
Edward Fitzgerald Architects
121 Jefferson NE
Albuquerque, NM 87108

Re: Gold Avenue Casitas, 2109 Gold Avenue SE
Traffic Circulation Layout
Architect's Stamp dated 10-27-14 (K15-D098)

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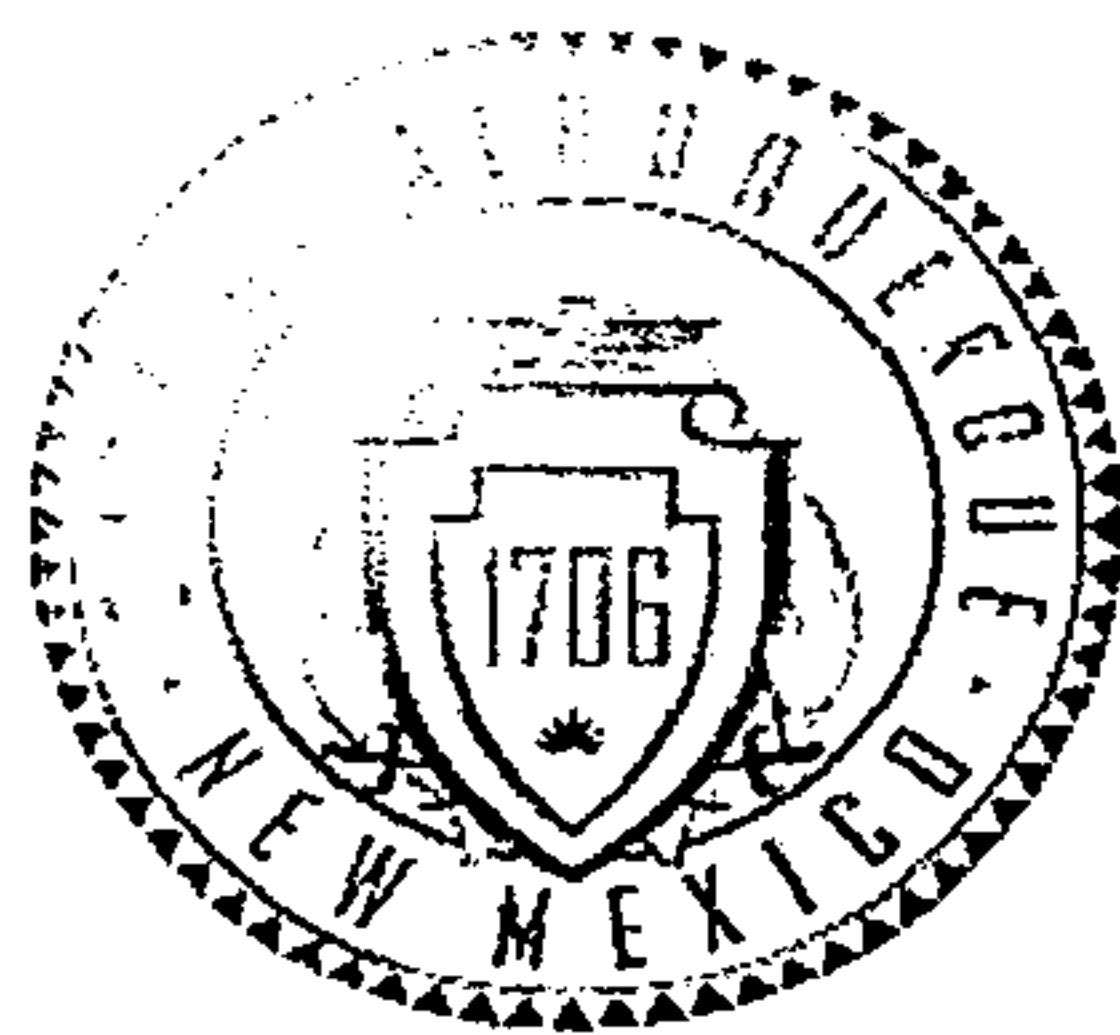
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Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND

TRANSPORTATION INFORMATION SHEET (REV 02/2013)

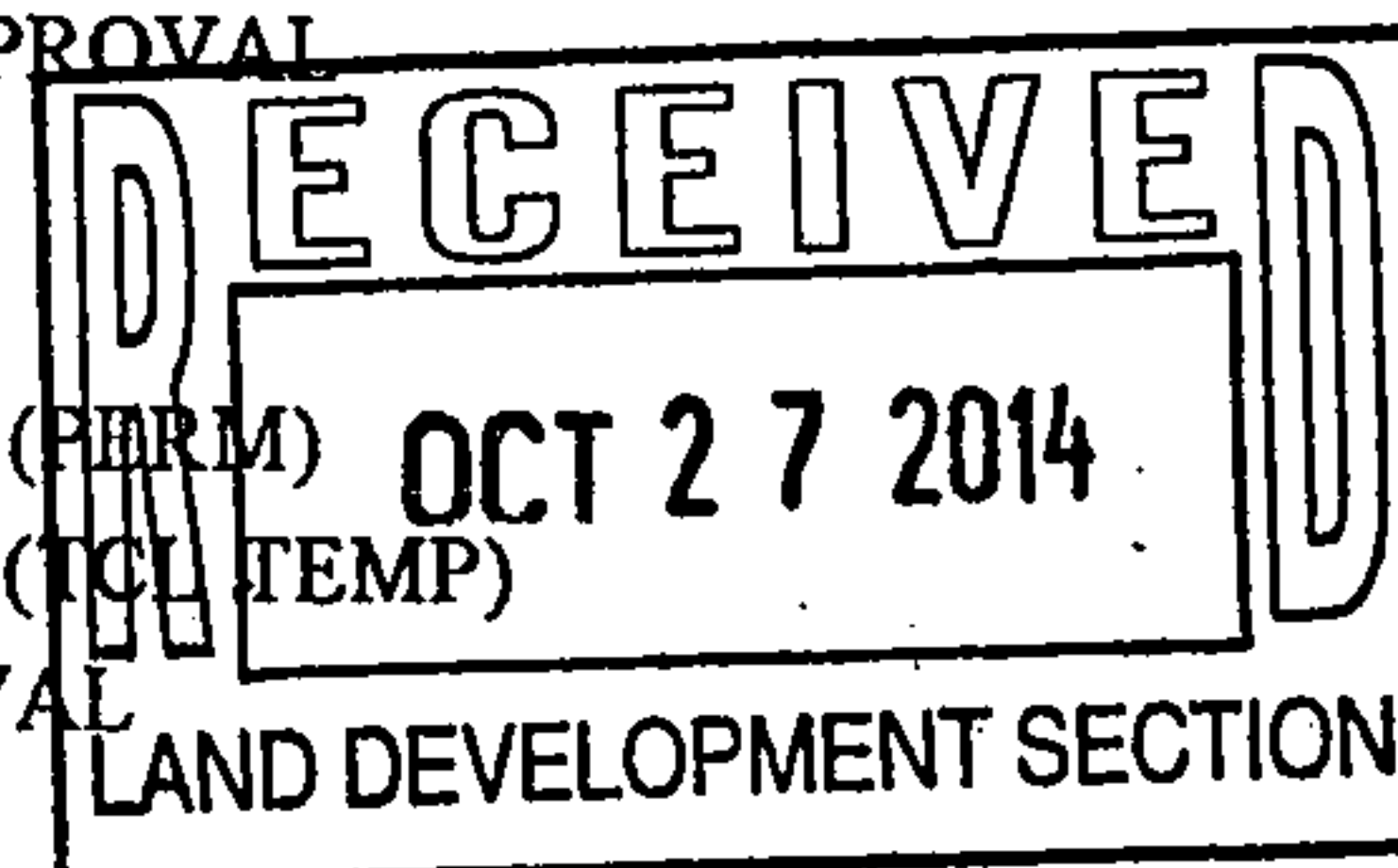
Project Title: GOLD AVE. CASITAS Building Permit #: T201491770 City Drainage #: K15D098
DRB#: NA EPC#: NA Work Order#: _____
Legal Description: LOT 18, BLOCK 1, BUENA VISTA HEIGHTS
City Address: 2109 GOLD AVE SE
Engineering Firm: BORDENAVE DESIGNS Contact: JAKE BORDENAVE
Address: P.O. BOX 91194 ALBQ. NM 87199
Phone#: 505.823-1344 Fax#: 505.821-9105 E-mail: JAKEBORDENAVE@COMCAST.NET
Owner: STEPHEN REIGSTAD Contact: STEPHEN
Address: 2109 GOLD AVE SE, ALBQ. NM 87106
Phone#: 320.262.4546 Fax#: NONE E-mail: STEPHAN.REIGSTAD@gmail.com
Architect: EDWARD FITZGERALD / ARCHITECTS Contact: ED FITZGERALD
Address: 121 JEFFERSON NE, ALBQ. NM 87108
Phone#: 505.268.9055 Fax#: NONE E-mail: ed@efarchitects.com
Surveyor: THE SURVEY OFFICE, LLC Contact: GARY MAPLE
Address: 333 LOMAS BLVD. NE, ALBQ. NM 87102
Phone#: 505.998.0303 Fax#: 505.998.0306 E-mail: maple@thesurveyoffice.com
Contractor: DEL SOL BUILDERS Contact: STEVEN
Address: P.O. BOX 122, TOME, NM 87060
Phone#: 505.450.9392 Fax#: 888-864-2686 E-mail: steven@desolbuilds.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☒ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 10-27-14

By: ED FITZGERALD

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an 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 followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development