CITY OF ALBUQUERQUE

January 3, 2014

Jake Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

Re: Cornell 4 Plex, 209 Cornell SE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 02-04-13 (K-16/D023)
Certification dated: 12-30-13

Dear Mr. Bordenave,

Based on the Certification received 12/30/2013, the site is acceptable for release of Certificate of Occupancy by the Hydrology Department.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/SB
C: CO Clerk—Katrina Sigala
email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Cornell 4-Plex ZONE MAP: K16 D023
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lots 20, Block 7, University Heights Addition
CITY ADDRESS: 207 Cornell SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Sunlight Homes CONTACT: E. Davis
ADDRESS: 317 Cornell SE PHONE: 220-7952
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: G. Donald Dudley CONTACT: D. Dudley
ADDRESS: 400 Gold Ave. SW PHONE: 243-8100
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

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

CONTRACTOR: Sunlight Homes CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
x_____ 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
x_____ CERTIFICATE OF OCCUPANCY
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

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

RECEIVED
DEC 30 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 12/30/13 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

December 16, 2013

Jean J. Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

Re: Cornell 4 Plex, 209 Cornell SE
Request Permanent C.O. – Accepted for Units A, C & D
Engineer's Stamp dated: 0-04-13 (K16/D023)
Certification dated: 12-13-13

Dear Mr. Walla,

Based on the Certification received 12/16/2013, the site is acceptable for release of permanent Certificate of Occupancy by Hydrology for Units A, C & D. However, a Permanent Certificate of Occupancy for Unit B cannot be accepted at this time until all drainage concerns are addressed and the entire site drains with compliance to the approved Grading and Drainage plan. The permanent Certificate of Occupancy for building A will be given once all concerns are addressed.

Once all concerns are addressed notify the Hydrology department for a second inspection of the entire site.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Cornell 4-Plex ZONE MAP: K16 1023

DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lots 20, Block 7, University Heights Addition

CITY ADDRESS: 207 Cornell SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: PO Box 91194 PHONE: 823-1344

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Sunlight Homes CONTACT: E. Davis

ADDRESS: 317 Cornell SE PHONE: 220-7952

CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: G. Donald Dudley CONTACT: D. Dudley

ADDRESS: 400 Gold Ave. SW PHONE: 243-8100

CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc. CONTACT: T. Harris

ADDRESS: 2412-D Monroe NE PHONE: 889-8056

CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Sunlight Homes CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
x_____ 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
x_____ Temporary CERTIFICATE OF OCCUPANCY
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

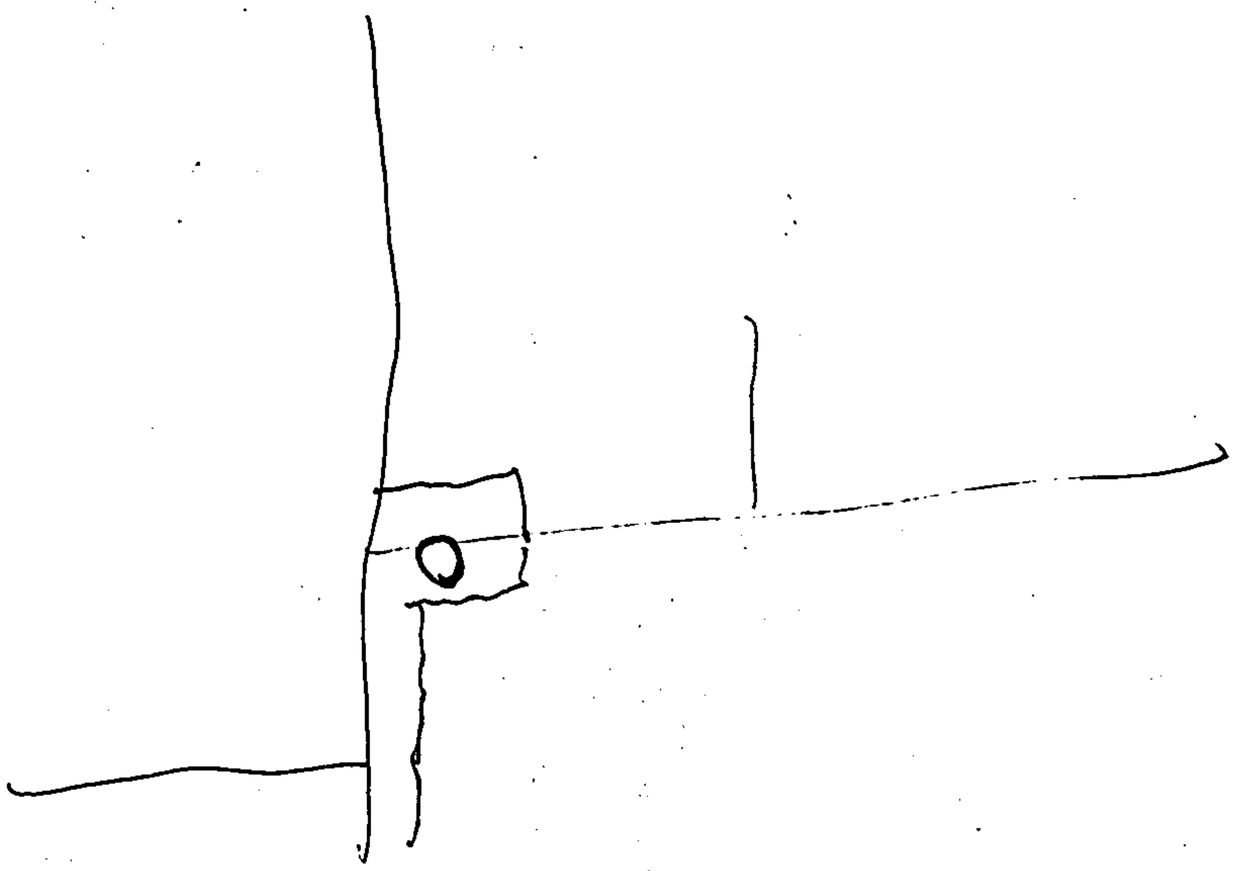
_____ YES
x_____ NO
_____ COPY PROVIDED

RECEIVED
DEC 16 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 12/16/13 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.



Sims, Timothy E.

K16D023

From: Jake Bordenave <jakebordenave@comcast.net>
Sent: Thursday, December 12, 2013 11:23 AM
To: 'Evan Davis' — Contractor
Cc: Sims, Timothy E.
Subject: RE: Photos of the work you suggested for 209 Cornell

Evan,
I received the survey info from the Surveyor this AM. The survey indicates that the water harvesting ponds in the northeast corner and the southwest corner don't exist. It also indicates that the sidewalk along Cornell is almost a foot higher than the hole bored in the wall of the pond north of the units. As a result I called the city and had a discussion with the city hydrology unit and the fact that the water in that pond is stacked against the neighbors building the following items must be completed before I can certify and the city and release a Certificate of Occupancy. I suggest you contact the hydrology unit (Tim Sims 924-3982) to request a temporary C.O. if you have cleared all other C.O. requirements.

Items to construct.

1. The earth, parking lot pavement and pond water cannot directly bear on the building on the adjacent lot. There must be a concrete (not CMU) retaining wall on your property along this building. If there is water flowing along the building – parking lot interface there must be a sealed curb on the parking lot to prevent water coming in contact with the building.
2. There must be an outlet at least one foot (1') in width out of the west end of the north pond. The bottom of the outlet must be vertically located less than one foot (1') above the bottom of the pond.
3. The water harvesting ponds in the northeast and southwest corners of your lot need to be constructed. The ponds need to be capable of storing three to four inches of water.

If you have any questions about the items in this letter please call for clarification.

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

From: Evan Davis [mailto:evandavis@sunlighthomes.com]
Sent: Thursday, December 05, 2013 5:37 PM
To: Jake Bordenave
Subject: Photos of the work you suggested for 209 Cornell

Hi Jake,

Take a look at these photos and see if this looks like what you were looking for. If so maybe you can swing by soon and inspect it in person so we can get this project wrapped up.

Thanks,

Evan Davis

Sunlight Homes

.....

http://www.sunlighthomes.com
w. 505.220.7952
f. 505.792.6606

CITY OF ALBUQUERQUE

February 15, 2013

Jean J. Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

Re: Cornell 4-Plex
Grading and Drainage Plan
Engineer's Stamp dated 02-04-13 (K-16/D023)

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 02-08-13, the above referenced plan is approved for Building Permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for building permit.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RR/SB
C: email

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Cornell 4-Plex ZONE MAP: K16 1023

DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lots 20, Block 7, University Heights Addition

CITY ADDRESS: 207 Cornell SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: PO Box 91194 PHONE: 823-1344

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Sunlight Homes CONTACT: E. Davis

ADDRESS: 317 Cornell SE PHONE: 220-7952

CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: G. Donald Dudley CONTACT: D. Dudley

ADDRESS: 400 Gold Ave. SW PHONE: 243-8100

CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc. CONTACT: T. Harris

ADDRESS: 2412-D Monroe NE PHONE: 889-8056

CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Sunlight Homes CONTACT:

ADDRESS: PHONE:

CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
x_____ 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
X__ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
x_____ NO
_____ COPY PROVIDED

RECEIVED
FEB 0 8 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: February 8, 2013 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

Kristal Metro, P.E.
Planning Dept.
Dev. & Bldg. Services
600 2nd St. NW, Suite 102
Albuquerque, NM 87103

Current Contact
Evan Davis/owner.
317 Cornell SE 87106
#220-7952

Planning Department

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DEC 07 2012
MAILED FROM ZIP CODE 87102

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G. Donald Dudley, R.A.
Dudley Architects
900 Gold A[illegible] SW, Studio 880
Albuquerq[illegible]

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NOT DELIVERABLE AS ADDRESSED
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87102@2265
87[illegible]

P O Box 1293 Albuquerque New Mexico 87103

CITY OF ALBUQUERQUE

December 7, 2012

G. Donald Dudley, R.A.
Dudley Architects
900 Gold Ave SW, Studio 880
Albuquerque, NM 87106

Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated 12-03-12 (K16-D023)

Dear Mr. Dudley,

Based upon the information provided in your submittal received 12-04-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. The handicapped spaces must include an 8-foot wide van access aisle.
3. Per the *Development Process Manual*, Chapter 23, Section 6, Part G.5, a two foot setback is required between the building wall and the wheel stop.
4. Define width of the existing sidewalk.
5. The hatching provided is unclear. Different paving materials should have different hatching; existing versus proposed should be shown differently. Please revise.
6. Clarify the existing conditions; where are the existing drivepads? List the width of the existing drivepad and show on site plan. Is the existing drivepad a common drivepad between site and adjacent neighbor?
7. Per the Development Process Manual, Chapter 23, Section 7, a minimum 6 foot ADA accessible pedestrian pathway is require from the main entry of the premise to the public sidewalk and to the designated ADA parking stall. Please revise site plan to comply.
8. Provide a detail for the proposed brick/paving stones. These materials must be ADA compliant.
9. Per the Zoning Code 14-16-3-1 (F) Off-street parking regulations require "the full width of the alley shall be paved at least to the above standard from the parking access drive to a street." The work on the alley will require a separate work order and certificate of occupancy will not be issued until work order is complete and approved.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

10. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways. This must be clearly shown on the TCL.
11. List the width of the proposed curb cut.
12. Abandoned / unused curb cuts must be removed and replaced with sidewalk and curb and gutter. Please detail.
13. 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'
    - 1" = 40'
    - 1" = 20'
    - 1" = 10'
    - 1" = 100' (for overall layouts only)
14. A north arrow is standard per DPM.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

December 12, 2013

G. Donald Dudley, Registered Architect
G. Donald Dudley Architect Ltd
Simms Tower Studio 850
400 Gold Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
4-Plex, [K-16 / D023]
209 Cornell SE
Architect's Stamp Dated 12/11/13

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Dudley:

Based upon the information provided in your submittal on 12/11/13, Transportation Development has no objection to the issuance of a **Permanent Certificate of Occupancy (C.O.)**. This letter serves as a "green tag" from Transportation Development for a **Permanent Certificate of Occupancy (C.O.)** to be issued by the Building and Safety Division.

If you have any question, please contact me at (505)924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 209 Cornell 4-Plex Building Permit #: _____ City Drainage #: K16-D023

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Homescapes NM LLC Contact: Evan Davis

Address: _____

Phone#: 505-220-7952 Fax#: _____ E-mail: _____

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
X 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
X 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: 12/11/13 By: _____

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 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

RECEIVED
DEC 11 2013
LAND DEVELOPMENT SECTION

g donald dudley architect ltd

December 11, 2013

City of Albuquerque
Planning Department
Development & Building Services Division
600 2nd Street, NW
Albuquerque, NM 87102

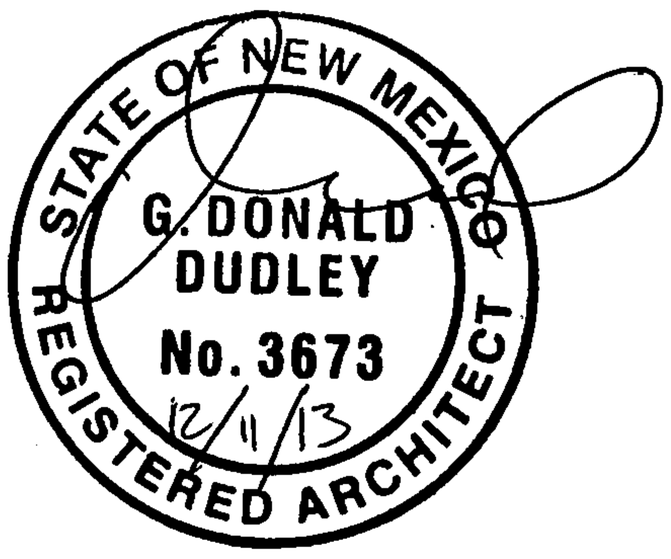
Project: **209 CORNELL 4-PLEX**
209 Cornell SE, Albuquerque NM 87106

RE: TRAFFIC CERTIFICATION

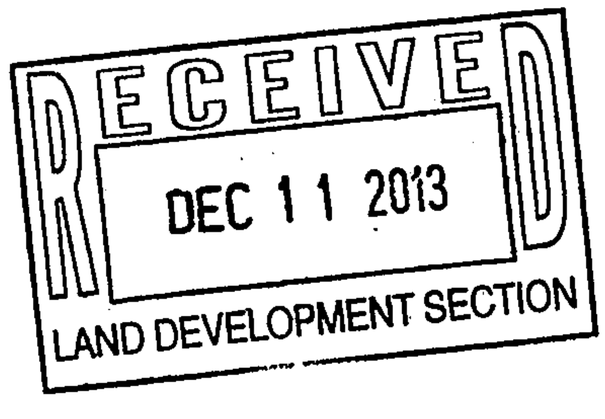
I, **DON DUDLEY, NEW MEXICO REGISTERED ARCHITECT** OF THE FIRM **G. DONALD DUDLEY ARCHITECT, LTD.** HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 2/7/13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **DON DUDLEY** OF THE FIRM **G. DONALD DUDLEY ARCHITECT, LTD.** I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEVERAL OCCASIONS WHILE UNDER CONSTRUCTION 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 **CERTIFICATE OF OCCUPANCY**.

EXCEPTIONS:
THE PLANTING AREA IN THE NORTH WEST CORNER OF THE LOT HAS BEEN REMOVED AND PAVED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF 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.



simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM



CITY OF ALBUQUERQUE

December 14, 2012

G. Donald Dudley, R.A.
Dudley Architects
900 Gold Ave SW, Studio 880
Albuquerque, NM 87106

Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated 12-12-12 (K16-D023)

Dear Mr. Dudley,

The TCL submittal received 12-13-12 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.

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.

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

Evan Davis
Rec'd this letter
P/U @ Front Counter.
12/19/12 CKB.

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: 209 Cornell 4-Plex ZONE MAP: K16-D23
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: lot #20 Block 7, University Heights
CITY ADDRESS: 209 Cornell SE, Albuq NM 87106

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

OWNER: Evan Davis CONTACT: Evan Davis
ADDRESS: 317 Cornell SE PHONE: 505-220-7952
CITY, STATE: Albuquerque NM ZIP CODE: 87106

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

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

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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
__X__ 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
__X__ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ GRADING CERTIFICATION
_____ OTHER (SPECIFY) SO-19

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

DATE SUBMITTED: _____ BY: _____

RECEIVED
DEC 13 2012
LAND DEVELOPMENT SECTION

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.

Evan Davis (owner)
209 Cornell 4-plex (T201190689)
12/11/12

Resubmittal Letter For 209 Cornell 4-Plex
Numbers correspond to the comments from the TCL review letter dated Dec. 7th.

1. Parking space requirements noted on bottom middle of TCL.

2. Widened the aisle from 5' to 8' as requested. → 9' HC stall + 7' Access Aisle

3. Moved wheel stops 2' from building and dimensioned.

4. Existing sidewalk noted and dimensioned.

5. Removed hatching and replaced with notes delineating paving material.

6. Existing curb cut and concrete drive noted (south east side of lot) and is to be removed and replaced with curb and gutter. Existing curb cut is directly north of another curb cut on the lot to the south but they are separated by a raised hump and expansion joint between the two.

7. Pathways to sidewalk & ADA stall widened to 6' as shown on plan.

8. Walkways and driveways to be poured concrete as noted on plan.

9. Photos of paved rear alley attached to letter.

10. Curb separating landscape buffers from parking areas shown and noted on plan. –

11. Width of proposed and existing curb cut dimensioned on plan. – waiting on Letter Faxed neighbor for 4' to PL Drivepad.

12. Noted requirements for removing existing curb cut.

13. Drawing resized to 1"=10'

14. North arrow added in bottom left corner of plan.

RECEIVED
DEC 11 2012
LAND DEVELOPMENT SECTION



Thursday, December 13, 2012 11:28 AM

Subject: Re: 209 Cornell Parking Layout
Date: Wednesday, December 12, 2012 11:10 AM
From: Eugene Jerdonek <ejerdonek@earthlink.net>
To: Evan Davis <evandavis@sunlighthomes.com>

To Whom It May Concern,

We are the owners of the property at 207 Cornell SE. We have examined the proposed site plan for construction at 209 Cornell SE and discussed the driveway placement fronting on Cornell with Evan Davis. We have no objection to having the driveway opening coming no closer than 3 feet from the property line between 207 and 209 Cornell SE.

Eugene Jerdonek Eugene Jerdonek
Elizabeth Griffin Elizabeth Griffin

On 12/12/12 9:59 AM, "Evan Davis" <evandavis@sunlighthomes.com> wrote:

> Hi Gene,
>
> Here is the traffic layout that I mentioned. Give me a call when you have a chance to go over it with me.
>
> Thanks,
>
> Evan Davis
> Sunlight Homes
> http://www.sunlighthomes.com <http://www.sunlighthomes.com/>
> w. 505.220.7952
> f. 505.792.6606

CITY OF ALBUQUERQUE

February 21, 2013

G. Donald Dudley, R.A.
c/o Evans Davis
317 Cornell SE
Albuquerque, NM 87106

Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated 02-11-13 (K16-D023)

Dear Mr. Dudley,

The TCL submittal received 02-21-13 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.

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.

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 924-3924.

Sincerely,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development and Building Services
C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: 209 Cornell 4-Plex ZONE MAP: K-16 / D023
DRB#: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Lot 2a Block 7 University Heights Albuq. NM 87106
CITY ADDRESS: _____

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

OWNER: Evan Davis CONTACT: Evan Davis
ADDRESS: 317 Cornell SE PHONE: 220-7952
CITY, STATE: Albuq, NM ZIP CODE: 87106

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

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

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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
X TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER'S CERT (TCL)
_____ ENGINEER'S CERT (DRB SITE PLAN)
_____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
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_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ GRADING CERTIFICATION
_____ OTHER (SPECIFY) SO-19

RECEIVED
FEB 21 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 2/21/13 BY: _____

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

February 21, 2013

G. Donald Dudley, R.A.
c/o Evans Davis
317 Cornell SE
Albuquerque, NM 87106

Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated ~~12-03-12~~ 02/11/13 (K16-D023) CKB

Dear Mr. Dudley,

Based upon the information provided in your submittal received 02-11-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. Per current ADA standards, a handicap parking space must be provided with an 8-foot wide van access aisle. Please provide pavement markings to designate where ADA accessible HC parking and access aisle will be located if required.
3. Define width of the existing sidewalk.
4. The limits of the pour concrete are unclear. Please revise; perhaps provide hatching to indicate division between concrete, landscape areas and asphalt.
5. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
6. The plans indicate a new drive pad will replace an existing drive pad. The abandoned / unused portions of the existing curb cuts must be removed and replaced with sidewalk and curb and gutter. Please detail.
7. A north arrow is standard per DPM.
8. A site visit on 2/13/13 disclosed foundation trenching and rebar in-place to reflect a previous TCL. Will this site work be remove, and the site regarded and recompacted?

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development and Building Service
C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: 209 Cornell 4-Plex ZONE MAP: K-16 D023
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 20 Block 7 University Heights Albuq, NM 87106
CITY ADDRESS: _____

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

OWNER: EVAN DAVIS CONTACT: EVAN DAVIS
ADDRESS: 317 Cornell SE PHONE: 220-7952
CITY, STATE: Albuq NM ZIP CODE: 87106

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

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

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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
X 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
X BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ GRADING CERTIFICATION
_____ OTHER (SPECIFY) SO-19

RECEIVED
FEB 11 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 2/11/13 BY: _____

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

December 7, 2012

G. Donald Dudley, R.A.
Dudley Architects
900 Gold Ave SW, Studio 880
Albuquerque, NM 87106

Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated 12-03-12 (K16-D023)

Dear Mr. Dudley,

Based upon the information provided in your submittal received 12-04-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. The handicapped spaces must include an 8-foot wide van access aisle.
3. Per the *Development Process Manual*, Chapter 23, Section 6, Part G.5, a two foot setback is required between the building wall and the wheel stop.
4. Define width of the existing sidewalk.
5. The hatching provided is unclear. Different paving materials should have different hatching; existing versus proposed should be shown differently. Please revise.
6. Clarify the existing conditions; where are the existing drivepads? List the width of the existing drivepad and show on site plan. Is the existing drivepad a common drivepad between site and adjacent neighbor?
7. Per the Development Process Manual, Chapter 23, Section 7, a minimum 6 foot ADA accessible pedestrian pathway is require from the main entry of the premise to the public sidewalk and to the designated ADA parking stall. Please revise site plan to comply.
8. Provide a detail for the proposed brick/paving stones. These materials must be ADA compliant.
9. Per the Zoning Code 14-16-3-1 (F) Off-street parking regulations require "the full width of the alley shall be paved at least to the above standard from the parking access drive to a street." The work on the alley will require a separate work order and certificate of occupancy will not be issued until work order is complete and approved.

Site Visit ✓ Paving

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Albuquerque
NM 87103
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CITY OF ALBUQUERQUE

10. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways. This must be clearly shown on the TCL.

11. List the width of the proposed curb cut.

12. Abandoned / unused curb cuts must be removed and replaced with sidewalk and curb and gutter. Please detail.

13. 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'
- 1" = 40'
- 1" = 20'
- 1" = 10'
- 1" = 100' (for overall layouts only)

14. A north arrow is standard per DPM.

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: CORNELL 4-PLEX ZONE MAP: K-16 / D023
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 209 CORNELL _____

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

OWNER: EVAN DAVIS CONTACT: EVAN DAVIS
ADDRESS: 317 Cornell SE PHONE: 220-7952
CITY, STATE: Albuquerque NM 87106 ZIP CODE: 87106

ARCHITECT: Dudley Architects CONTACT: Dan Dudley
ADDRESS: Studio 880 900 Gold Ave SW PHONE: 243-8100
CITY, STATE: Albuq, NM ZIP CODE: 87106
EMAIL: _____

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

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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
__X__ 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
__X__ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ GRADING CERTIFICATION
_____ OTHER (SPECIFY) SO-19

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

DATE SUBMITTED: _____ BY: _____

RECEIVED
DEC 04 2012
LAND DEVELOPMENT SECTION

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.

209 Cornell 4-Plex

K16 / 2023

SITE

Alley @ Lead K16/D023 209 Cleveland 4-Plex



SILVER

Alley @ Silver K16/0023 209 Cornell 4-Plex

CITY OF ALBUQUERQUE

August 2, 2011

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

Re: Cornell 4 Plex
Grading and Drainage Plan
Engineer's Stamp dated 7-19-11 (K16/D023)

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 7-20-11, 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.

Prior to Certificate of Occupancy release;

- Engineer Certification per the DPM checklist will be required.
- Provide flow and volume values in the Drainage Notes.
- Provide historic flow and volume values in the Drainage Data table.

Hydrology is requesting that proposed landscape areas be depressed to retain/infiltrate the rain that falls on them.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

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

RER/CAC
C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Cornell 4-Plex ZONE MAP: K16/D023
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lots 20, Block 7, University Heights Addition
CITY ADDRESS: 207 Cornell SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Sunlight Homes CONTACT: E. Davis
ADDRESS: 317 Cornell SE PHONE: 220-7952
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: G. Donald Dudley CONTACT: D. Dudley
ADDRESS: 400 Gold Ave. SW PHONE: 243-8100
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

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

CONTRACTOR: Sunlight Homes CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- X 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
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

OWES $50

RECEIVED
JUL 20 2011
HYDROLOGY SECTION

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

DATE SUBMITTED: July 20, 2011 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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