



August 20, 2013

Lawrence Read, P.E.
Larry Read and Associates, Inc.
2430 Midtown, Suite C
Albuquerque, NM 87107

39 comments

Re: HME Specialists Office/Retail, Grading and Drainage Plan
Engineer's Stamp Date 7-15-13 (A12D008C)

Dear Mr. Read,

Based upon the information provided in your submittal received 7-16-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Stairs should not be proposed in the City ROW, because Street Maintenance does not want to maintain them. Hydrology suggests you remove the stairs with an Administrative Amendment to the Site Plan. Transportation does not require a connection to Westside Blvd.
2. Provide Sections A-A, B-B and C-C as were provided on the conceptual plan submitted for Site Plan approval at DRB.
3. The plan proposed grading on the lot to the south. The site to the south may choose to cut in this area similar to this site. A retaining wall should be considered or written approval from the owner of the lot to the south is required.
4. Provide the direction of roof flows. It is difficult to tell how much flow will be draining towards the landscape area in the southwest corner and whether 2' curb cuts will be large enough.
5. Flows that enter the landscape area in the southwest corner should drain to the private road rather than to the property to the south. Possibly continuing the 76 contour close to the curb would help.
6. The proposed loading dock drain line would require a section of curb on the private road to be removed. Should the line daylight before the curb?
7. It appears the grade on the sidewalk connection to Golf Course Blvd should be higher where it turns south. The existing grade is approximately 83.5 and the proposed TS is 80.17.
8. If the floodwall on top of the retaining wall or is it one wall with a consistent section?
9. Submit the floodwall design and required calculations for Hydrodynamic Force and Debris Impact Force.
10. Please show the correct FIRM Panel.

PO Box 1293

Albuquerque

New Mexico 87103

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CITY OF ALBUQUERQUE



11. Prior to Certificate of Occupancy compliance with FEMA Technical Bulletin 3-93 is required:
- a. A Flood Emergency Operation Plan and an Inspection and Maintenance Plan are required. The operation plan can be very small as there are no moving parts to the dry floodproofing method proposed with this plan. Both plans should be endorsed by the property owner.
 - b. Submit a completed Floodproofing Certificate.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

PO Box 1293

Albuquerque

C: File
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New Mexico 87103

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: HME Specialists

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: A-12/D008C

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B-1-A-1

CITY ADDRESS: 10800 golf Course Rd. NW

lread@readengineering.com

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC

ADDRESS: 2430 Midtown Suite C

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: LARRY READ

PHONE: 237-8421

ZIP CODE: 87107

OWNER: Calabacillas Group

ADDRESS: 3646 vista Grande Dr. NW

CITY, STATE: Albuquerque, NM

CONTACT: _____

PHONE: _____

ZIP CODE: 87120

ARCHITECT: TATE FISHBURN

ADDRESS: Box 2941

CITY, STATE: CORRALES, NEW MEXICO

CONTACT: TATE FISHBURN

PHONE: 899-9338

ZIP CODE: 87048

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

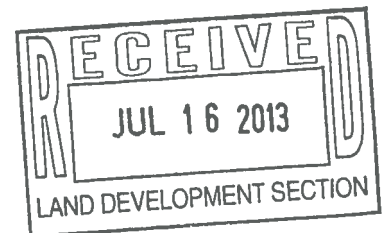
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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: July 15, 2013

BY: Larry D. Read, PE

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.