

CITY OF ALBUQUERQUE



September 21, 2010

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**Re: Vistas at Seven Bar Apts. Driveway Relocation Paving Plan
Engineer's Stamp dated 9-7-10 (A13/D002)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 9-7-10, the above referenced plan cannot be approved for Grading Permit or Paving Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- It is difficult to tell if the 4 foot wide channel provides adequate capacity. Why build the 6" AC berm that greatly reduces the channel width?
- A detail should be provided for the 4 foot concrete channel that specifies depth, concrete thickness, and steel if any.
- Detail "B" specifies concrete per COA STD DWG 2236. Is there to be an invert in the channel?
- It is not clear if there is enough water block on the downstream high point of the proposed drive pad (00.49).

Sincerely,

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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

A-13/DOO3

PROJECT TITLE: Seven Bar Phase 1 Entry Driveway Relocation
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: ~~08302000~~
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B-9H-1B-1 Vista Del Parque Subdivision
CITY ADDRESS: Cibola Loop Road

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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 / FINANACIAL 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: _____ BY: Joel Hernandez

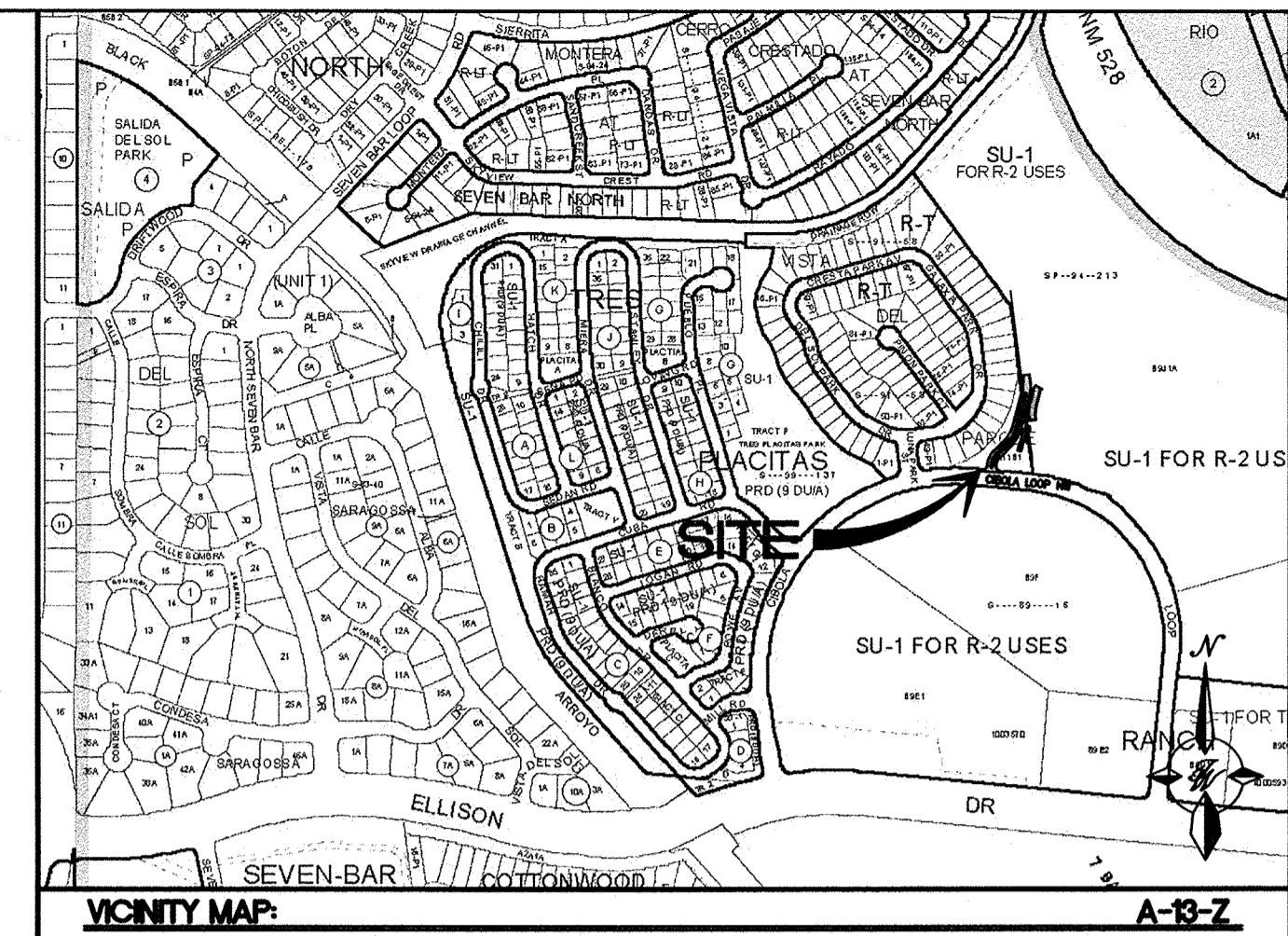
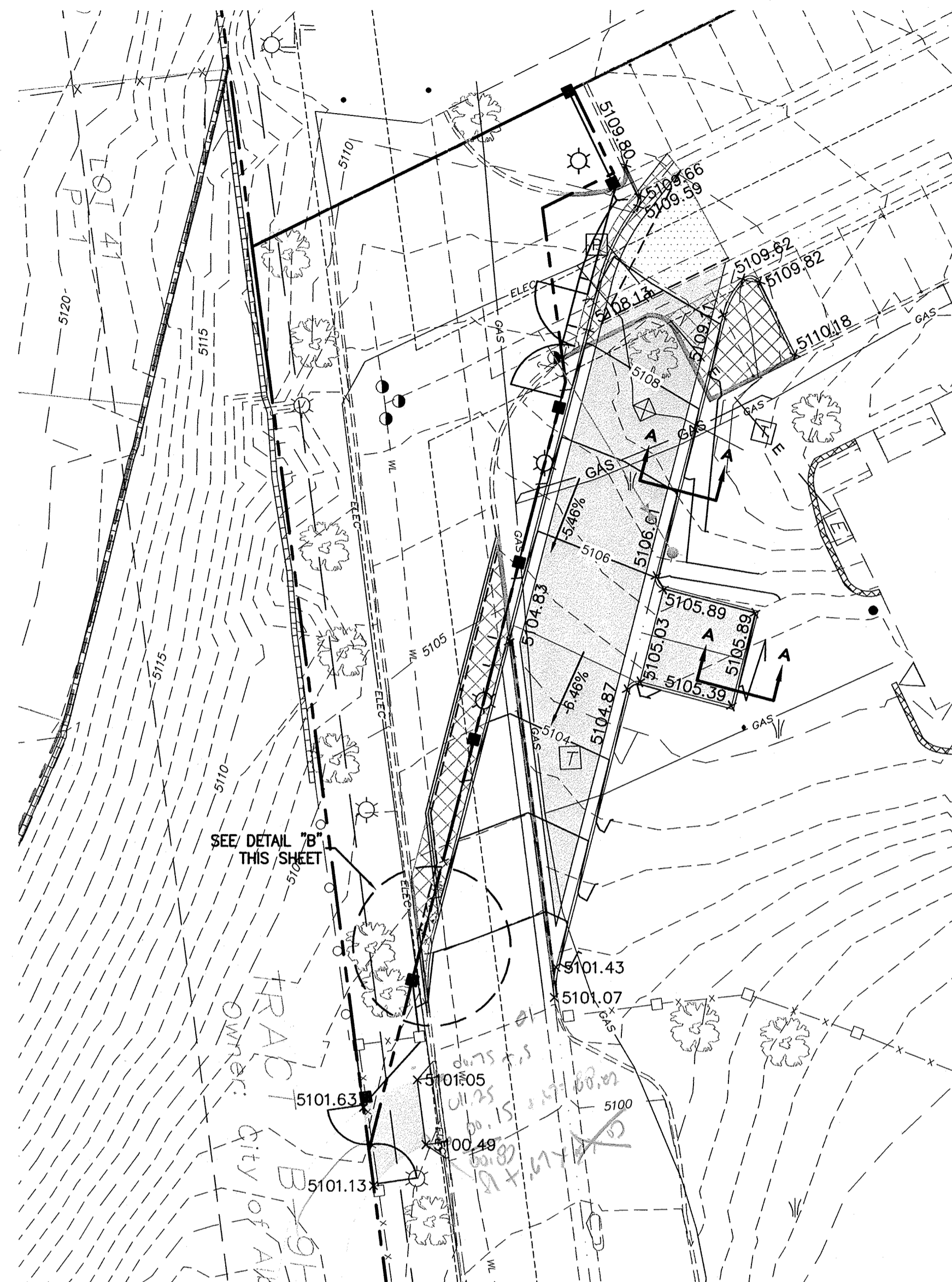
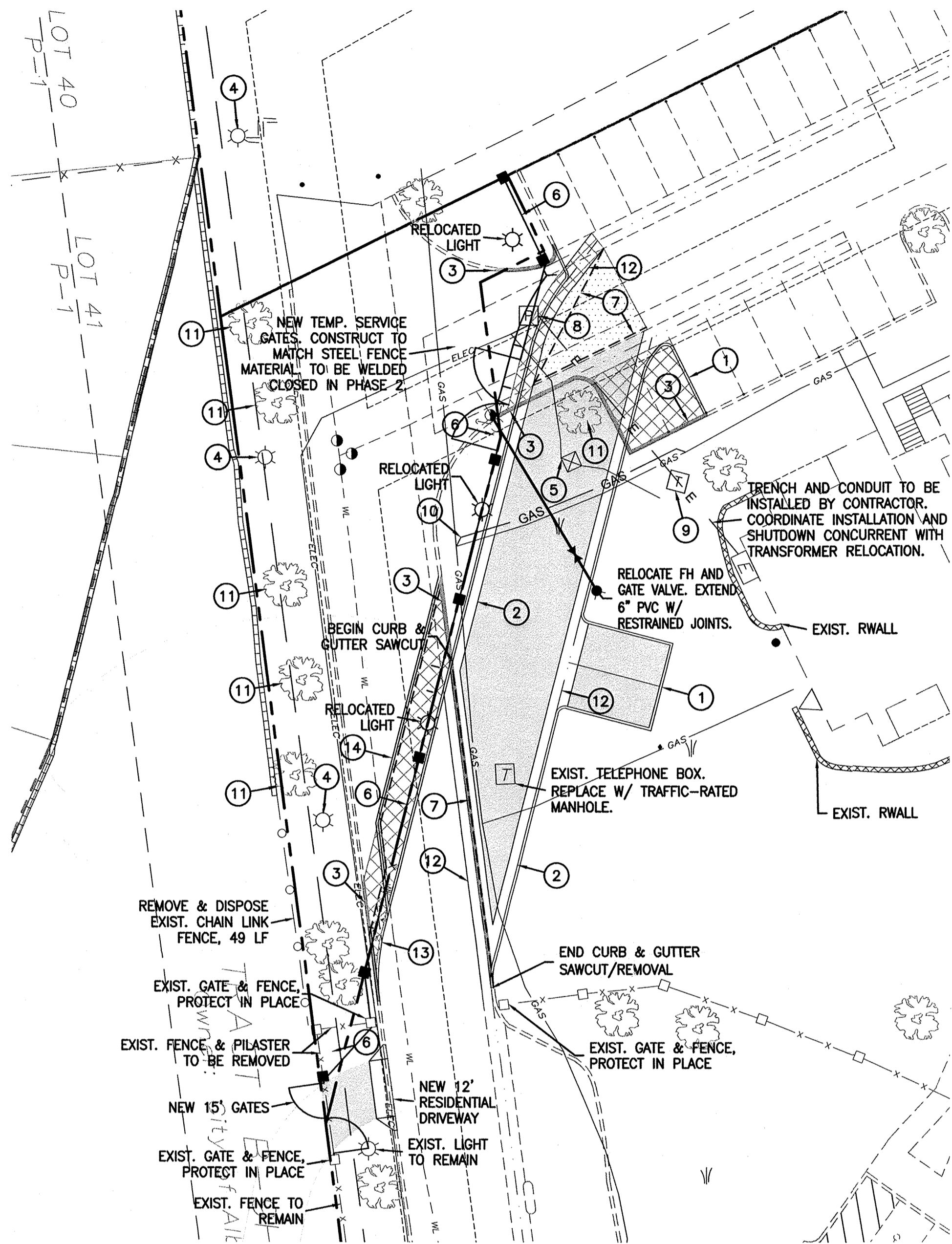


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

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 Plans:** 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.



LEGAL DESCRIPTION:
TRACT B-9J-1A1 SEVEN-BAR RANCH

NOTES:
1. CONTRACTOR SHALL ADJUST IRRIGATION SYSTEM FOR PROPOSED DRIVEWAY.

LEGEND

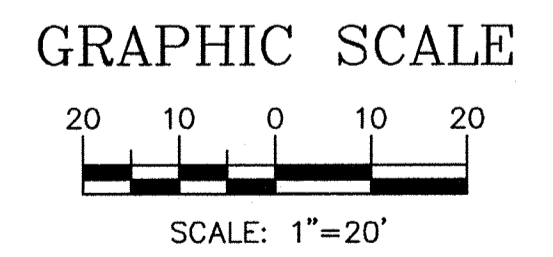
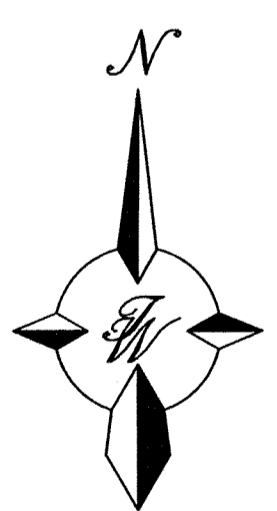
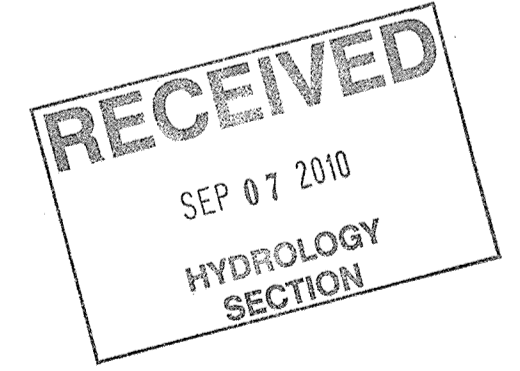
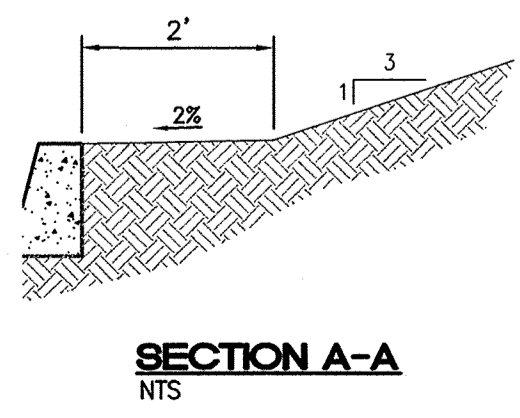
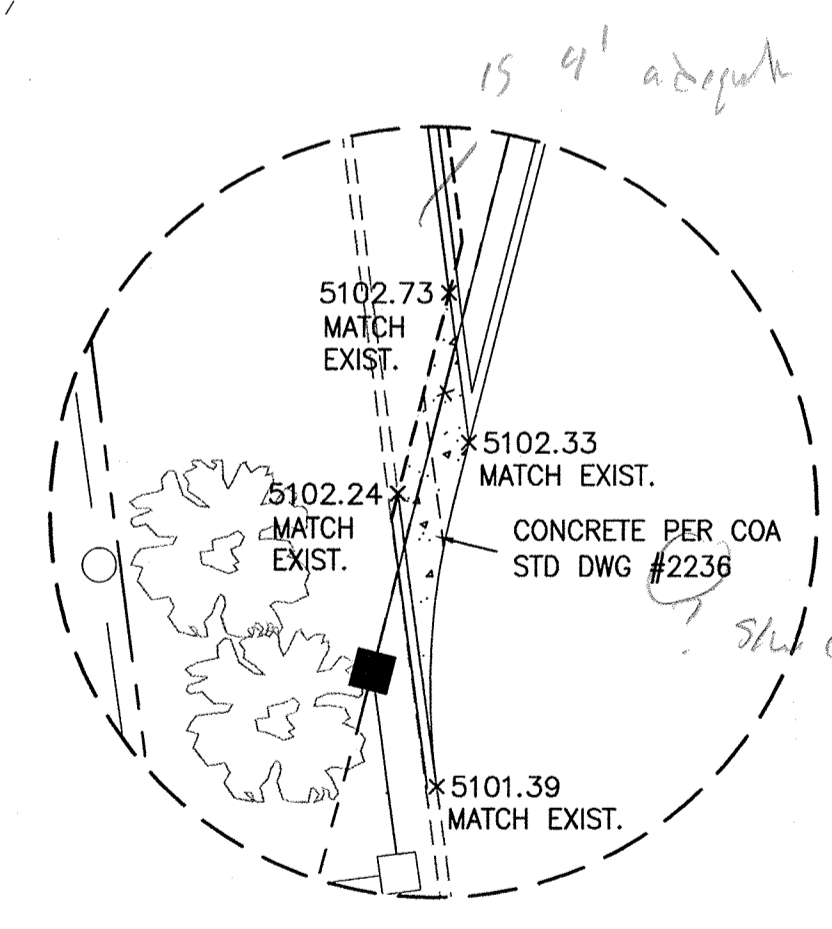
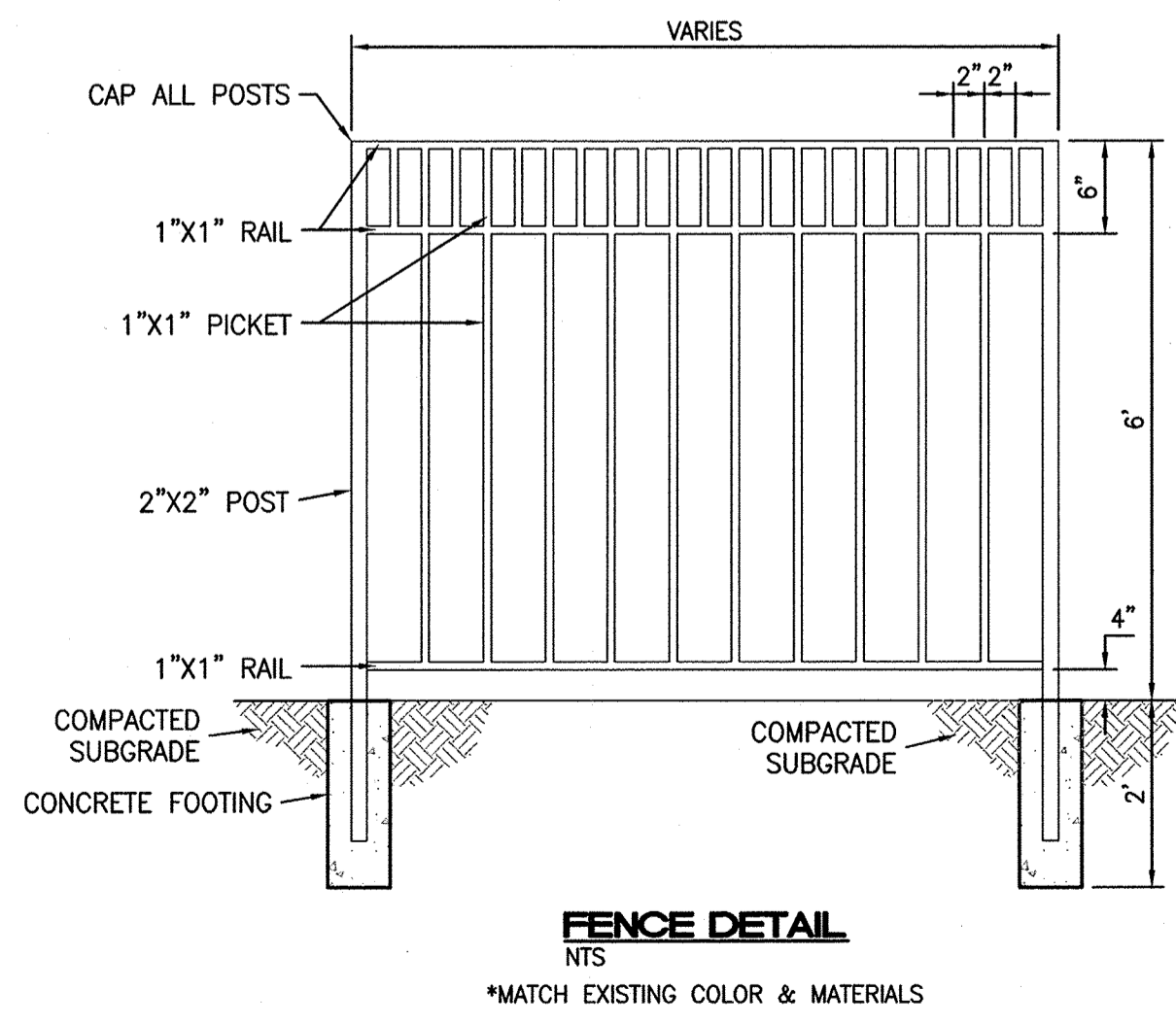
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	GRIND & OVERLAY
	EXISTING CURB TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED FENCE & PILASTER (MATCH EXIST.)
	SAWCUT

PHASING NOTES:

1. WORK SHALL BE PHASED SUCH THAT ACCESS TO THE ENTRY GATE IS MAINTAINED AS LONG AS PRACTICAL. CLOSURES DURING MORNING (5AM-9AM) AND EVENING (4PM-6PM) PEAK HOURS SHALL BE MINIMIZED. NOTICE SHALL BE GIVEN TO PROPERTY MANAGER 72 HOURS PRIOR TO ANY ANTICIPATED GATE CLOSURE.
2. CONTRACTOR SHALL LOCATE AND PROTECT UTILITIES DURING GRADING OPERATIONS. SPECIAL CONSIDERATION SHALL BE GIVEN TO THE RELOCATION OF GAS AND ELECTRIC FACILITIES PRIOR TO RELOCATING THE FIRE HYDRANT OR GRADING IN THE AREA.
3. CONTRACTOR SHALL PROVIDE AND INSTALL TRENCH PLATE FOR ELECTRICAL PULL-BOX AND UTILITY TRENCHES WITHIN EXISTING DRIVEWAY UNTIL PERMANENT PAVING IS INSTALLED.
4. CONTRACTOR SHALL CAP CONFLICTING IRRIGATION LINES AND LIGHTING CONDUITS PRIOR TO COMMENCING GRADING OPERATIONS. LOCATIONS SHALL BE DOCUMENTED AND RE-ROUTING COORDINATED WITH THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL INSTALL AND TRANSFORMER PAD, TRENCH, AND CONDUIT FOR ELECTRICAL SERVICE TO BUILDING 17 PRIOR TO TRANSFORMER RELOCATION AND SHALL COORDINATE WITH CITY INSPECTOR AND PNM FOR SIMULTANEOUS SWITCHOVER OF PRIMARY AND SECONDARY SERVICE. NOTICE SHALL BE GIVEN TO PROPERTY MANAGER 72 HOURS PRIOR TO ANY ANTICIPATED GATE CLOSURE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL MEASURES TO PROTECT THE PUBLIC FROM WORK ACTIVITIES.
7. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING TO INCLUDE ELECTRICAL SUBCONTRACTOR, ENGINEER'S REPRESENTATIVE, AND UTILITY AGENCIES TO COORDINATE PHASING.

KEYED NOTE:

1. HEADER CURB PER COA STD DWG #2415B
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A
3. EXISTING CURB TO BE REMOVED
4. EXISTING LIGHT TO BE RELOCATED
5. EXISTING TRANSFORMER TO BE RELOCATED BY PNM
6. PROPOSED FENCE (MATCH EXISTING)
7. SAWCUT
8. NEW PULL BOX TO BE INSTALLED BY PNM. SAWCUT FOR TRENCH BY CONTRACTOR.
9. NEW TRANSFORMER AND PAD RELOCATION BY PNM
10. NEW GAS LINE (VERTICAL RELOCATION)
11. EXISTING TREE TO BE REMOVED
12. ALLEY GUTTER PER COA STD DWG #2415A
13. CURB CUT AND 4' CONCRETE CHANNEL
14. 6" AC BERM



	VISTAS @ SEVEN BAR APTS. DRIVEWAY RELOCATION	DRAWN BY BY
	SITE PLAN AND PAVING PLAN	DATE 9-01-10
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET # C1	JOB # 29066