

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 4, 2013

Mr. Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

Richard J. Berry, Mayor

RE: **Longhorn Steakhouse- Retail Center** **DB13-D003A2**
9975 Coors By-Pass NW PE Stamp dated: - N/A
Conceptual G & D Plan for Administrative Amendment to Site plan

Dear Mr. Arfman:

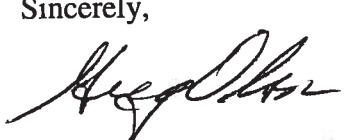
Based upon the information provided in your submittal received 08-16-2013, the above referenced plan cannot be approved for Administrative Amendment to the Site Plan until the following comments are addressed:

- This plan differs from previous grading layout, in that it proposes to discharge a portion of the runoff from the northern corner of the site to an existing Storm Drain Manhole which is located on the neighboring property. The existing Grading Plan routes your Basins 2 and 3 to the Coors Blvd. By-Pass Storm Drain, at the SE corner of Basin 3. Confirm that capacity exists in the off-site system proposed to be used.
- Our records do not show that the above MH is part of the public storm drain system. The Grading and Drainage plan for that site (B13-D006B) was certified by your office, so hopefully your records can confirm right and capacity for this outfall.
- Your subsequent G&D submittal stamped 8-29-13, expands the area draining to the above MH. We will defer further review of your GP for BP submittal until the Private vs. Public Storm Drain question, and capacity is resolved.

To clarify, the proposed layout of paving and structures appears suitable for site plan amendment, but the Grading Plan issues must be resolved for approval.

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

 9/4/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **DB13/D003A2**
c.pdf Addressee via Email FredA@IAcivil.com

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