



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 11, 1995

**Fred Arfman, PE
Isaacson & Arfman PA
128 Monroe Street NE
Albuquerque, NM 87108**

**RE: ENGINEER'S CERTIFICATION FOR KINDER CARE (C-13/D16A)
RECEIVED DECEMBER 4, 1995 FOR CERTIFICATE OF OCCUPANCY
ENGINEER'S STAMP DATED 12-01-95**

Dear Mr. Arfman:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage for Certificate of Occupancy. Contact Vicki Chavez at Code Administration to obtain the Certificate of Occupancy for 9111 High Asset Way NW.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

**John P. Curtin, P.E.
Civil Engineer/Hydrology**

c: Andrew Garcia



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

December 1, 1995

Mr. John Curtin, P.E.
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: KinderCare Learning Center (C-13/D16A)

Dear Mr. Curtin:

This letter is written in response to comments made by you in your November 16, 1995 letter concerning the above referenced project.

The HYMO model has been revised to reflect your observations. Exact basin areas were computed in the ACAD drawing and the land treatments are all current. The hydraulics of the pond outlets were all revised based on your calculations. Pond 1 and Pond 3 will overflow, but they will do so to the street and will not exceed the allowable proration according to the Master Plan for Albuquerque West Unit II. The columns in the Hydraulic Table have been modified per your request and should be easier to follow. A drainage covenant has been turned into Terri Martin for processing. As-built pipe inverts and curb opening elevations are shown on the plan and as-built pond volume have been computed and are shown below.

TABLE		
	<u>As-Built Pond Volume</u>	<u>Req'd Volume (100 Yr. Event)</u>
Pond 1	950 ft ³	962 ft ³
Pond 2	2,320 ft ³	1,032 ft ³
Pond 3	2,200 ft ³	2,165 ft ³

If you have any further questions, please call at 268-8828.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Jud Lee, P.E.

JL/rtl

DEC - 4



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 16, 1995

Fred Arfman, PE
Isaacson & Arfman PA
128 Monroe Street NE
Albuquerque, NM 87108

RE: ENGINEER'S CERTIFICATION FOR KINDER CARE (C-13/D16A)
RECEIVED NOVEMBER 3, 1995 FOR BUILDING PERMIT & CERT. OF OCCUPANCY
ENGINEER'S STAMP DATED 11-02-95

Dear Mr. Arfman:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed:

FOR BUILDING PERMIT:

Revise the AHYMO run. Basin 2 has the old land treatments. Justify reservoir outflow values. The equations in Brater & King's "Handbook of Hydraulics" produce significantly different values. Indicate the Max Water Surface Elevation instead of the Max Pond Depth in the Pond Hydraulics Table. The volumes indicated in the Table do not agree with the Hydrology discussion. This is confusing. Execute a Drainage Covenant for the detention ponds and submit it to City Hydrology for processing.

FOR CERTIFICATE OF OCCUPANCY:

Provide as-built inverts for all pipes & curb openings. Calculate as-built pond volumes. Verify that volume provided exceeds the volume required.

If you have any question about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 12, 1995

Jud Lee
Isaacson & Arfman PA
128 Monroe Street NE
Albuquerque, NM 87108

RE: GRADING & DRAINAGE PLAN FOR KINDERCARE L.C. **(C-13/D16A)**
RECEIVED APRIL 19, 1995 FOR ROUGH GRADING PERMIT
ENGINEER'S STAMP DATED 03-28-95

Dear Mr. Lee:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed:

Provide back up information to justify the land treatment percentages used. It appears that there is a large area of sidewalk in Basin 1 which is not accounted for. Basin boundaries are not consistent with the current plan. An area drain appears to be draining part of Basin 1 into Basin 2. The HC ramp & the retaining wall appear to divert part of Basin 3 into Basin 4.

Label the ponds by number. The pond hydraulics table indicates the depth of the pond instead of the Max. El. Pond #1 will silt up to the invert of the outlet pipe. Therefore the depth must be measured from elevation 70.7. Execute a Drainage Covenant for the detention ponds and submit it to City Hydrology for processing (form attached).

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 19, 1995

**Jud Lee
Isaacson & Arfman PA
128 Monroe Street NE
Albuquerque, NM 87108**

**RE: GRADING & DRAINAGE PLAN FOR KINDERCARE L.C. (C-13/D16A)
RECEIVED APRIL 19, 1995 FOR ROUGH GRADING PERMIT
ENGINEER'S STAMP DATED 03-28-95**

Dear Mr. Lee:

Based on the information included in the submittal referenced above, City Hydrology accepts the Grading & Drainage Plan for Rough Grading Permit.

The contractor must obtain a "Topsoil Disturbance Permit" from the City Environmental Health Department prior to any grading.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,


**John P. Curtin, P.E.
Civil Engineer/Hydrology**

**c: Andrew Garcia
Larry Caudill, City Environmental Health Dept**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 17, 1995

Jud Lee
Isaacson & Arfman PA
128 Monroe Street NE
Albuquerque, NM 87108

RE: GRADING & DRAINAGE PLAN FOR KINDERCARE L.C. (C-13/D16A)
RECEIVED MAR 1, 1995 FOR SITE DEV PLAN, BLDG PRMT & FINAL PLAT
ENGINEER'S STAMP DATED 02-24-95

Dear Mr. Lee:

Based on the information included in the submittal referenced above, City Hydrology accepts the general concept for Site Development Plan for B.P.

The following comments must be addressed before Building Permit approval:

Provide a table on the Plan showing the bottom elevation, Volume @ MWSEL, MWSEL & Q_{release} . Why is the invert of the pipe .7' above the bottom of Pond 1. The outlet line at Pond 2 looks like it will have clogging problems. Pond 4 appears to have a retaining wall interfering with its outlet.

Contours in the parking lot do not match the spot elevations. There appears to be a water trap on the east side where the curb juts out. Provide inverts at both curb openings. It appears that the boundary between Basin 3 & 4 should be further west along the west side of the Island and the east side of the entrance.

What is the cross section of the private access road? Provide street grades and hydraulic design for the access road. What interim improvements are proposed to convey the discharge from this site until the road is connected to All Saints Road?

Final Plat approval will be based on Drainage Master Plan acceptance.

KINDERCARE L.C. (C-13/D16A)

Jud Lee

March 17, 1995

Page 2 of 2

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

A handwritten signature in black ink, reading "John P. Curtin". The signature is fluid and cursive, with the first name "John" and last name "Curtin" clearly legible.

John P. Curtin, P.E.

Civil Engineer/Hydrology

**c: Andrew Garcia
Fred Aguirre, DRB 94-54
Jim Kent, Kindercare Inc., 2400 Presidents Dr, Montgomery, AL 36102**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 9, 1995

Jud Lee
Isaacson & Arfman PA
128 Monroe Street NE
Albuquerque, NM 87108

RE: GRADING & DRAINAGE PLAN FOR KINDERCARE LEARNING CENTER (C-13/D16A)
RECEIVED JAN 30, 1995 FOR SITE DEV PLAN FOR B.P. & FINAL PLAT
ENGINEER'S STAMP DATED 1-27-95

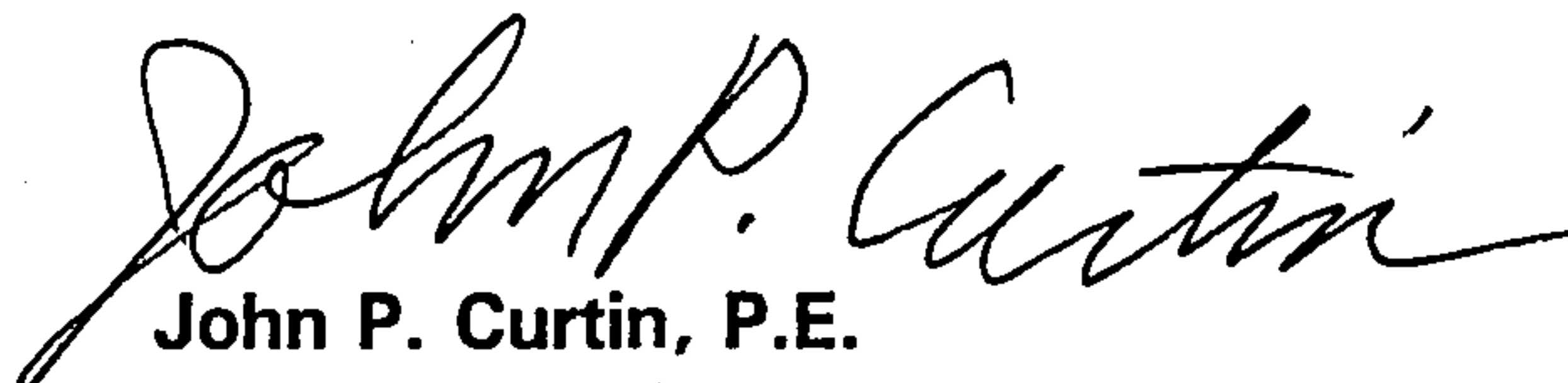
Dear Mr. Lee:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed before Site Development Plan for B.P. or Final Plat approval:

1. Review of the Master Plan, dated 1-20-95, indicates that the allowable discharge rate will be less than 1.59 cfs/ac and that more detention will be required for this site. Include the access road in the Hydrologic Analysis.
2. What is the DRB number for this site? Provide a copy of the proposed Infrastructure List.
3. Indicate top of curb & flow line elevations for Eagle Ranch Road and Paseo Del Norte. Contact Richard Dourte at 768-2792 for approved street grades.
4. What is the cross section of the private access road? Provide street grades and hydraulic design for the access road.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia
Fred Aguirre, DRB ~~94-649???~~ 95-54
Jim Kent, Kindercare Learning Cntrs Inc., 2400 Presidents Dr, Montgomery, AL 36102