

CITY OF ALBUQUERQUE



December 13, 2006

Gilbert Aldaz, P.E.
Applied Engineering & Surveying, Inc.
1605 Blair Dr. NE
Albuquerque, NM 87112

Re: Mixed Use Condominiums / Commercial, Engineer's Stamp Dated 12-4-06
Lot 2A1B2B2 of Albuquerque West Unit 2, (C13/D16F)

Dear Mr. Aldaz,

Based upon the information provided in your submittal received on December 4, 2006, there are some additional items that must be addressed prior to approval for either DRB action on the proposed Site Development Plan for Building Permit or Building Permit. Those items are as follows.

- Please cite the permanent benchmark used for the determination of the elevations.
- Please show the property line(s) on the plan or provide a copy of the plat.
- Please provide the pertinent spot elevations for the proposed grade break in High Assets Way.
- You indicate that High Assets Way is included in the two (2) drainage basins. It is my understanding that flows associated with this roadway were addressed in the Master Plan separately from the individual lots and do not affect the discharge limitation for your site. Please revise the basin boundaries accordingly and show the basin boundary line type in the legend.
- Your calculations utilize the correct values but you reference precipitation zone 2 when your site is in zone 1. This appears to be only a typographical error.
- Please provide a cross sectional detail of the proposed retaining wall(s) and a detail for the proposed trench grate.
- Please call out the appropriate standard drawings for the valley gutters, sidewalks, and drive pads as applicable. Is the northern drive pad existing or will it be constructed with this project. Please specify on the plan.
- What are the elevations (top and bottom) associated with the new manhole described in note 6?
- Please provide the pump specifications / head curve for the proposed sump pump. What are the sizes and invert elevations of the pipes from the grate to the manhole and from the sump pump to the discharge location.
- Runoff from dumpster enclosures may not be routed into storm drains but must drain to the sanitary sewer system. As such, a detail of the enclosure with corner and grate spot elevations, along with a connection to the sanitary sewer, must be shown on the Grading and Drainage plan.

P.O. Box 1293

Albuquerque

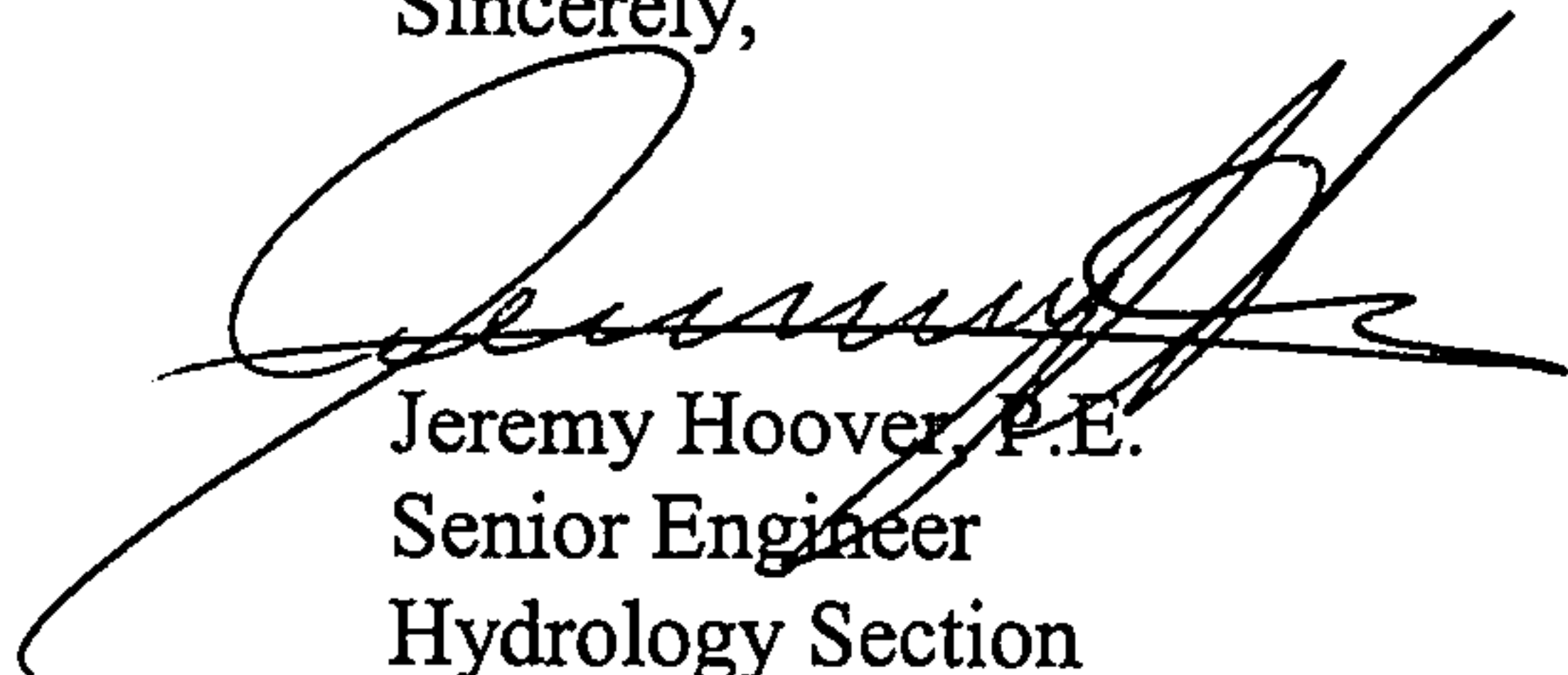
New Mexico 87103

www.cabq.gov

- Your plan calls for the construction of a temporary detention pond. Detention ponds must drain. Is this intended to be a temporary retention pond instead? Where will the permanent pond be located and how will it be accessed? Please show the location on the plan.
- You indicate that Basin B will discharge at a flow rate of 0.08 cfs. However, it appears that all of this flow from Basin B will be routed into the pond. Is this the reason why the pond is to be designed to accept the entire 100-year, 6-hour runoff volume of 3,315 ft³ without adjusting for the volume associated with the 0.08 cfs discharge? How will this change in the future?
- The location of the proposed temporary pond within the access easement would preclude access to the adjacent lot. Although it is understood that each lot has common ownership, access must be maintained. Furthermore, an agreement / contractual obligation / covenant must be put in place to ensure the future relocation of the pond in the event of transfer of ownership to an outside party
- What will be the pond bottom and water surface elevations?

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,



Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (C13/D16F)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: MIXED USE CONDO/Commercial ZONE MAP/DRG. FILE #: C-13/D16F
ORB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 2-A-1-B-2-B-2
CITY ADDRESS: ALL SAINTS ROAD

ENGINEERING FIRM: APPLIED ENGR & Survey Inc.
ADDRESS: 1605 Blair Drive NE
CITY, STATE: Albuquerque, NM

CONTACT: Gilbert Aldaz
PHONE: 480-8125
ZIP CODE: 87112

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Claudio Vigil Arch
ADDRESS: 1801 Rio Grande NW
CITY, STATE: Albuquerque, NM

CONTACT: Phil Robinson
PHONE: 842-1113
ZIP CODE: 87104

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

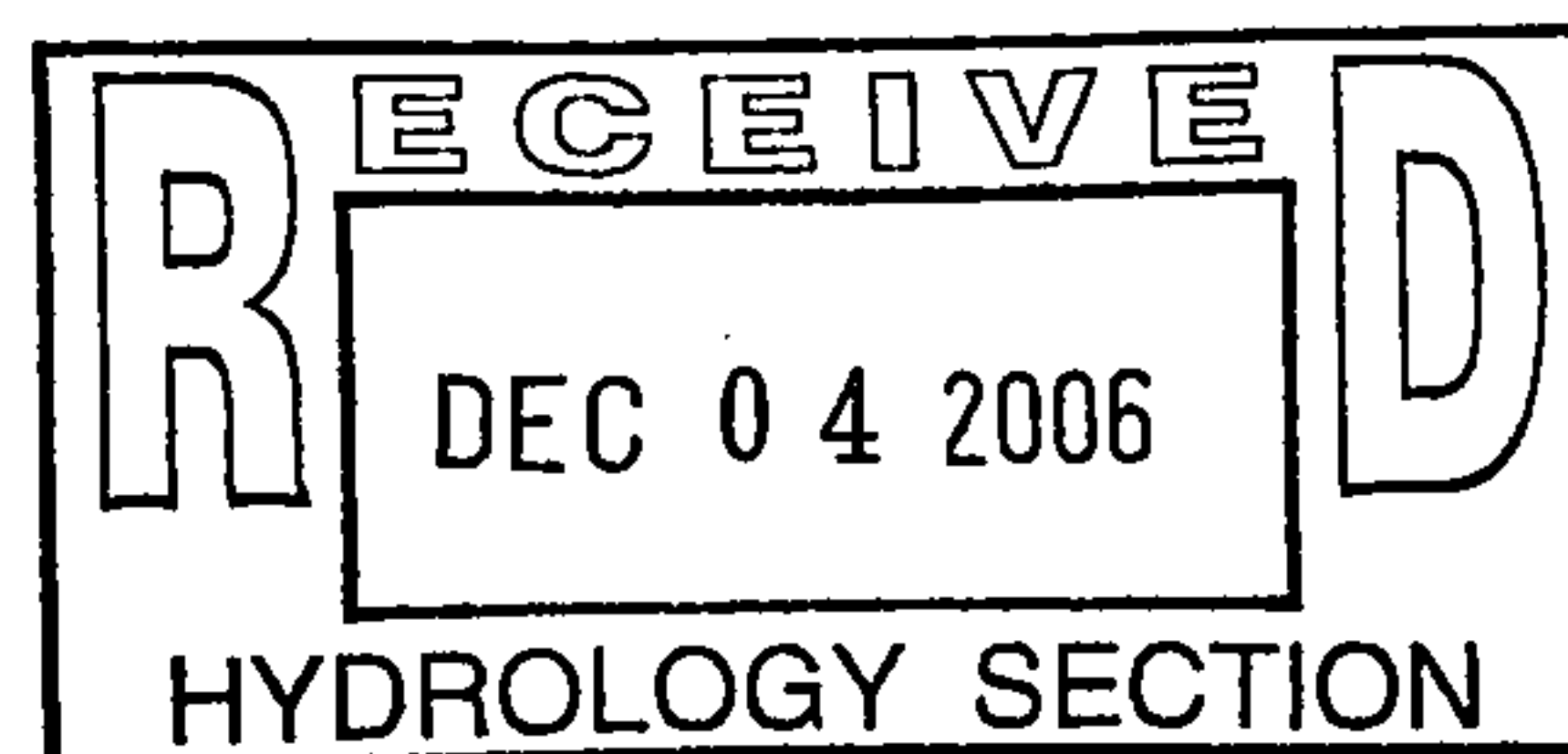
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS 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: 11-27-06 BY: Gilbert Aldaz

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.