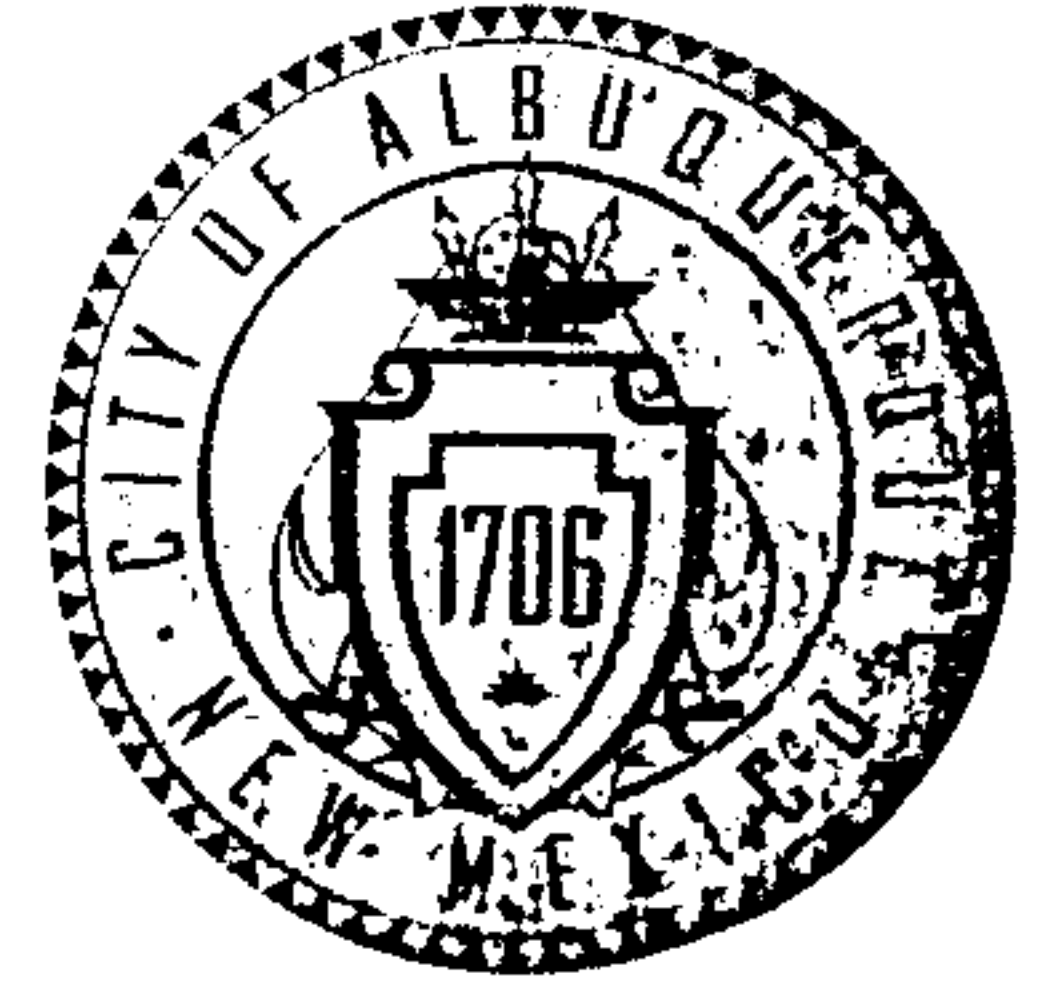


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 11, 2008

Mr. Christopher A. Perea, P.E.
Wilson & Company, Inc.
4900 Lang Ave. NW
Albuquerque, New Mexico 87109

RE: **Montecito Park at Vista Vieja** (Tract D/Com Area, Vista Vieja Unit-4) **(D09 – D 003B)**
Grading & Drainage Plan for Grading Permit (PE Stamped 12-04-08)

Dear Mr. Perea:

Based upon information provided in your submittal received 11-19-08 and updated 12-4-08 the above referenced plan is approved for Grading Permit (and Work Order design).

NOTE: *This plan shows a flowline grade of 54.56 on Vista Terraza, west of the drivepad, which would create a pond in the flowline near the south property line. This does not match grades submitted with the Community Center grading plan. Please review and confirm that this section of Vista Terraza Drive will drain.*

PO Box 1293

Albuquerque


Since this site exceeds 1 Acre, a Storm Water Pollution Prevention Plan (SWPPP) is required for construction grading and Work Order.

NM 87103

If you have any questions please feel free to contact me at 924-3981.

Sincerely,

www.cabq.gov

 12/11/8
Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
Drainage file D09-D003 B

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Montecito Park at Montecito Estates ZONE MAP: D-9 (-D0038)
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Common Area Tract "D" Plat of Vista Vieja Subdivision Units 3 & 4
CITY ADDRESS: _____

ENGINEERING FIRM: Wilson & Company CONTACT: Kristine Susco
ADDRESS: 4900 Lang Ave NE PHONE: (505) 348-4191
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: KB Homes CONTACT: Don Britt
ADDRESS: 6330 Riverside Plaza Lane Suite 200 PHONE: (505) 353-5260
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input checked="" type="checkbox"/> GRADING PLAN (RESUBMITTAL)	<input type="checkbox"/> _____ SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER-	<input checked="" type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY) - REVISION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED: 12-4-08

BY: Kristine Susco

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

HYDROLOGY
SECTION

**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

11/19/2008

Gregory R Olson, P.E.
City of Albuquerque, Hydrology Section
Development & Building Services
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Montecito Park @ Vista Vieja, D09/D003B*
WCI File: X3218078

Dear Greg:

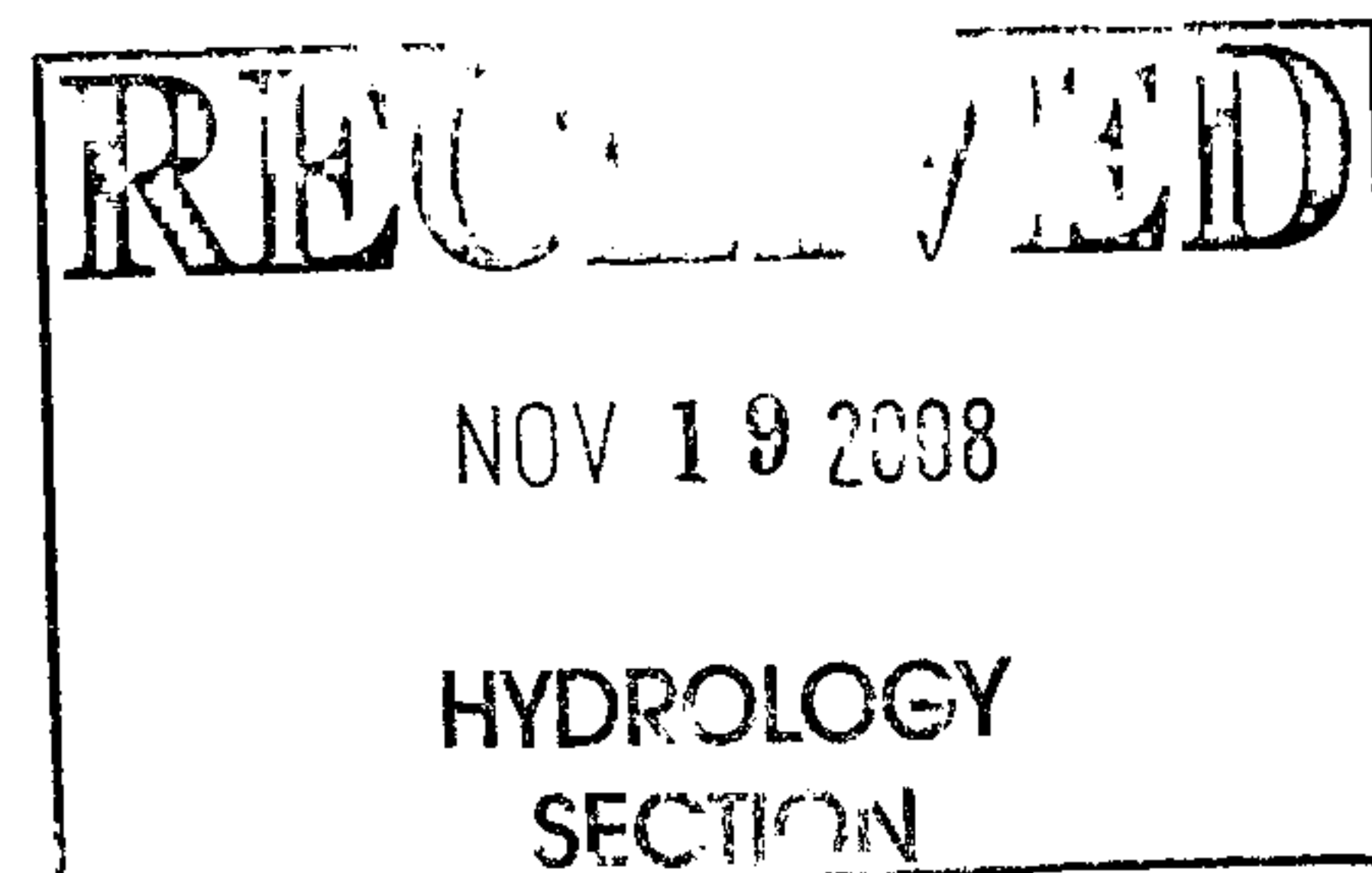
Wilson & Company, Inc. has addressed your comments as follows:

- The information for the version/date was provided in paragraph two of the previous report, but has been further clarified. Additionally, information on the apportionment of the allowable discharge from the three Common Area tracts has been clarified in the Developed Drainage Conditions portion of the report.
- The junction box has been labeled. Additional language explaining the roadway conveyance path from the park site to the pond has been added.
- The site grading has been modified to capture flows in the landscape area south of the sod area, with a water harvesting pond, as directed by COA Park, which discharges through a sidewalk culvert, addressing your comment to minimize the runoff over the sidewalk.
- SO-19 notes have been added to the plan to accommodate the SW culvert construction.
- Our client has been apprised of the SWPPP requirement for the Park.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4191.
Thank you for your time.

WILSON & COMPANY


Kristine Susco
Project Manager



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

D-09/10003B

PROJECT TITLE: Montecito Park at Montecito Estates ZONE MAP: ~~D-9 (10003B)~~
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Common Area Tract "D" Plat of Vista Vieja Subdivision Units 3 & 4
CITY ADDRESS: _____

ENGINEERING FIRM: Wilson & Company CONTACT: Kristine Susco
ADDRESS: 4900 Lang Ave NE PHONE: (505) 348-4191
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: KB Homes CONTACT: Don Britt
ADDRESS: 6330 Riverside Plaza Lane Suite 200 PHONE: (505) 353-5260
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
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PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input checked="" type="checkbox"/> GRADING PLAN (RESUBMITTAL)	<input type="checkbox"/> _____ SECTOR PLAN APPROVAL
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<input type="checkbox"/> OTHER-	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY) - REVISION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 11-19-08

BY:

Kristine Susco

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

NOV 19 2008

HYDROLOGY
SECTION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



October 14, 2008

Mr. Christopher A. Perea, P.E.
Wilson & Company, Inc.
4900 Lang Ave. NW
Albuquerque, New Mexico 87109

RE: **Montecito Park at Vista Vieja** (Tract D/Com Area, Vista Vieja Unit-4) **(D09 – D 003B)**
Grading & Drainage Plan for Grading Permit (PE Stamped 09-22-08)

Dear Mr. Perea:

Based upon the information provided in your submittal received 09-23-08 the above referenced plan cannot be approved for Grading Permit or Work Order until the following comments are addressed:

1. Include specifics on the version/date of Master Drainage Plan referenced for this plan. The current approved plan provides for 8 cfs from the entire 2.2 acre common area, rather than for this 1.26 acre portion. Review and correct this presentation.
2. Label the junction box at the NW corner of the site. It may be advantageous to also show the adjacent storm drains and features which will intercept flows from this site.
3. The site grading discharges most of the flows over the sidewalks. This is not acceptable. Runoff should be conveyed to the streets or storm drains via driveways, sidewalk culverts, or pipes & inlets. Reduce runoff over sidewalks to 0.1 cfs.
4. If the revised plan includes "Private Drainage Improvements" in the Public R/W, include the standard notes for S)-19 construction.
5. A Storm Water Pollution Prevention Plan (SWPPP) is required for construction grading on this site. A SWPPP in MS Word or PDF format on a CD is required to be submitted to Hydrology Section, prior beginning proposed grading.
(This policy came into effect July 1st, 2008.)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-3981.

Sincerely,

Gregory R. Olson 10/14/08

Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
Drainage-file-D09-D003_B