



Martin J. Chávez, Mayor

August 9, 1996

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE
Bldg 1, Suite 210
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING AND DRAINAGE PLAN FOR BOB'S BURGERS, LOT 2,
BOSQUE DEL PUEBLO, (D13/D1F) SUBMITTED FOR SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT APPROVAL, ENGINEER'S STAMP DATED 3/29/96.

Dear Mr. Lorenz:

Prior to approval of the conceptual grading and drainage plan for the above referenced project for Site Development for Building Permit, the following comments must be addressed:

1. This development proposes to free discharge into the Corrales Main Canal. Please address downstream capacity, or reference the drainage master plan which allows free discharge from this site.
2. The plan states that minor off-site flows enter the site. Was the off-site basin included in the on-site basin runoff calculations? If not, what is the Q_{100} that is to be conveyed through the site?
3. With respect to the 15' easement located along the south property line for flows from Lot 1, what is the amount of runoff from Lot 1 and is this easement adequate? Also, please show this easement clearly.
4. Please be aware that the 25' drainage easement across the north side of the site is an AMAFCA easement for the outfall pipe from the Piedras Marcadas Dam. An encroachment license is required from AMAFCA for all proposed improvements within this easement. Please coordinate with AMAFCA.
5. With respect to the floodplain, a submittal has been made to FEMA to remove the floodplain below the dam. This submittal is currently in review. Until FEMA issues the Letter of Map Revision the existing floodplain will remain. Although the upstream dam provides protection for this site, flood insurance may be required. No mitigation will be required.

Good for You, Albuquerque!



Dennis Lorenz
page 2

If you should have any questions regarding these comments, please call me at 768-2666.

Sincerely,



Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BOBS BURGERS ZONE ATLAS/DRNG. FILE #: 113/WTB ^{1K}

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 2 BOSQUE DEL PUEBLO

CITY ADDRESS: CAMINITO COORS NW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: Dennis A. Lorenz, PE

ADDRESS: 4425 Juan Tabo Blvd. NE Suite 202 PHONE: 296-0422

OWNER: UNKNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: RICK BENNETT CONTACT: R. BENNETT

ADDRESS: 1118 PARK SW PHONE: 242-1859

SURVEYOR: PRECISION SURVEYS CONTACT: L. MEDRANO

ADDRESS: 2929 COORS NW PHONE: 839-0569

CONTRACTOR: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPK OF SUBMITTAL;

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

OTHER: _____

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

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 APPROVAL

GRADING PERMIT APPROVAL

PAVING PERMIT APPROVAL

S.A.D. DRAINAGE REPORT

DRAINAGE REQUIREMENTS

OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

YES

NO

COPY PROVIDED

DATE SUBMITTED: 7-8-96

BY: Dennis A. Lorenz

