

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 16, 2022

Scott McGee, P.E.
SMM PE, LLC
790 Tramway Lane NE #10C
Albuquerque, NM 87122

RE: 4000 Ellison NE
4000 Ellison Street NE
Grading and Drainage Plan
Engineer's Stamp Date: 4/17/22
Hydrology File: D17D074

Dear Mr. McGee:

Based upon the information provided in your submittal received 5/3/2022, the Grading & Drainage Plan is **not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

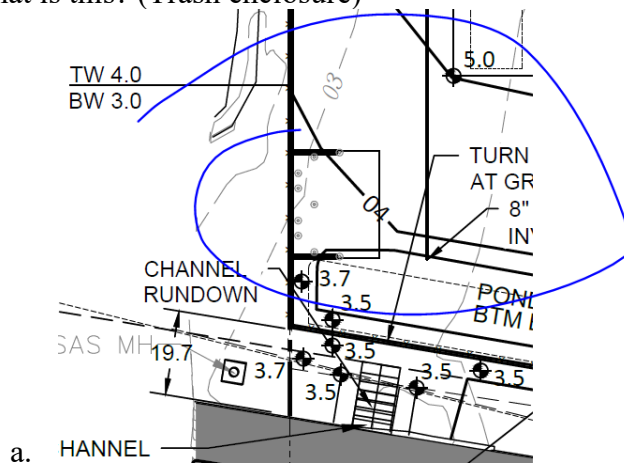
General Notes

Albuquerque

NM 87103

www.cabq.gov

1. The proposed pond/channel will need to have fencing for safety per DPM.
2. Your proposed spot elevations still show a 3.5 feet deep pond it seems. Please clarify.
 - a. Please show the fence on the detail as well.
3. Please confirm with AMAFCA the site plan is acceptable. This site is close to their facility.
4. It looks like some of the site may be directed to adjacent site.
 - a. Please confirm this is not the case and clearly show on plan.
5. What is this? (Trash enclosure)



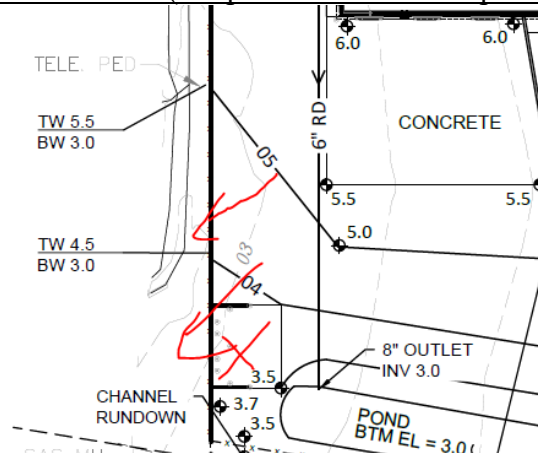
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

6. Please clearly show where this section is taken to relate to the plan (e.g. section A-A).
What is this a section of? (see picture below from plans)



- a.
b. This is also assumingly a dumpster location above?
7. With a 0.5\" depth, will the pond really retain the SWQV necessary? (e.g. the outlet is 3.5 and the bottom depth is 3.0.
8. Provide cross sections of all ponds. (elevation of SWQV, outlet, and 100 yr elevation).

PO Box 1293

Albuquerque

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

www.cabq.gov

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

PUBLIC SERVICE COMPANY OF NEW MEXICO
QUITCLAIM OF ELECTRIC EASEMENT

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, on ??????, in Book D-459, Page 341. As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of PNM shall not be affected by this quitclaim of easement.

The easement (or portion thereof) being quitclaimed herein is described as lying and being within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

MT# 005282

The easement being quitclaimed is within LOT 28-A of the INTERSTATE INDUSTRIAL TRACT situate in Section 23, Township 11 North, Range 3 East., Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on October 28, 1982 in Plat Book C20, Page 79, and being more particularly described as follows: Commencing at the northwest property corner of Lot 28-A (a scribed "+" on concrete) thence along the property line S00°12'32"W, 269.44 feet to the northwest corner of quitclaim and beginning point, thence S76°06'16"E, 397.78 feet to a point on the easterly property line and being the northeast corner of quitclaim, thence along the property line S00°07'46"W, 4.93 feet to the southeast corner of quitclaim, thence leaving the property line N89°47'28"W, 386.50 feet to a point on the westerly property line and the southwest corner of quitclaim, thence along the property line N00°12'32"E, 99.04 feet to the beginning point and termination. Said area being quitclaimed contains 20091.863 square feet or 0.4612 acres, more or less.

as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

Doc# 2020081963
08/26/2020 01:42 PM Page: 1 of 2
EASE R: \$25.00 Linda Stover, Bernalillo County

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 16 day of April, 20 20

FOR RECORDER'S USE ONLY

PUBLIC SERVICE COMPANY OF NEW MEXICO
Fernando Vigil

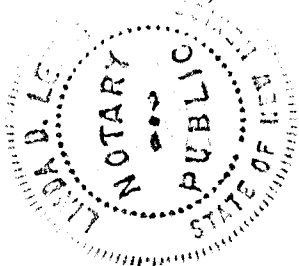
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 16, 20 20

By Emilie Dohleman, Director, Sys. Eng. and Land Services
of Public Service Company of New Mexico, a New Mexico corporation, on
behalf of said corporation.

My commission expires: 5/31/2022
(Seal) Linda D Lewis
Notary Public

PNM
REFERENCE
NUMBER



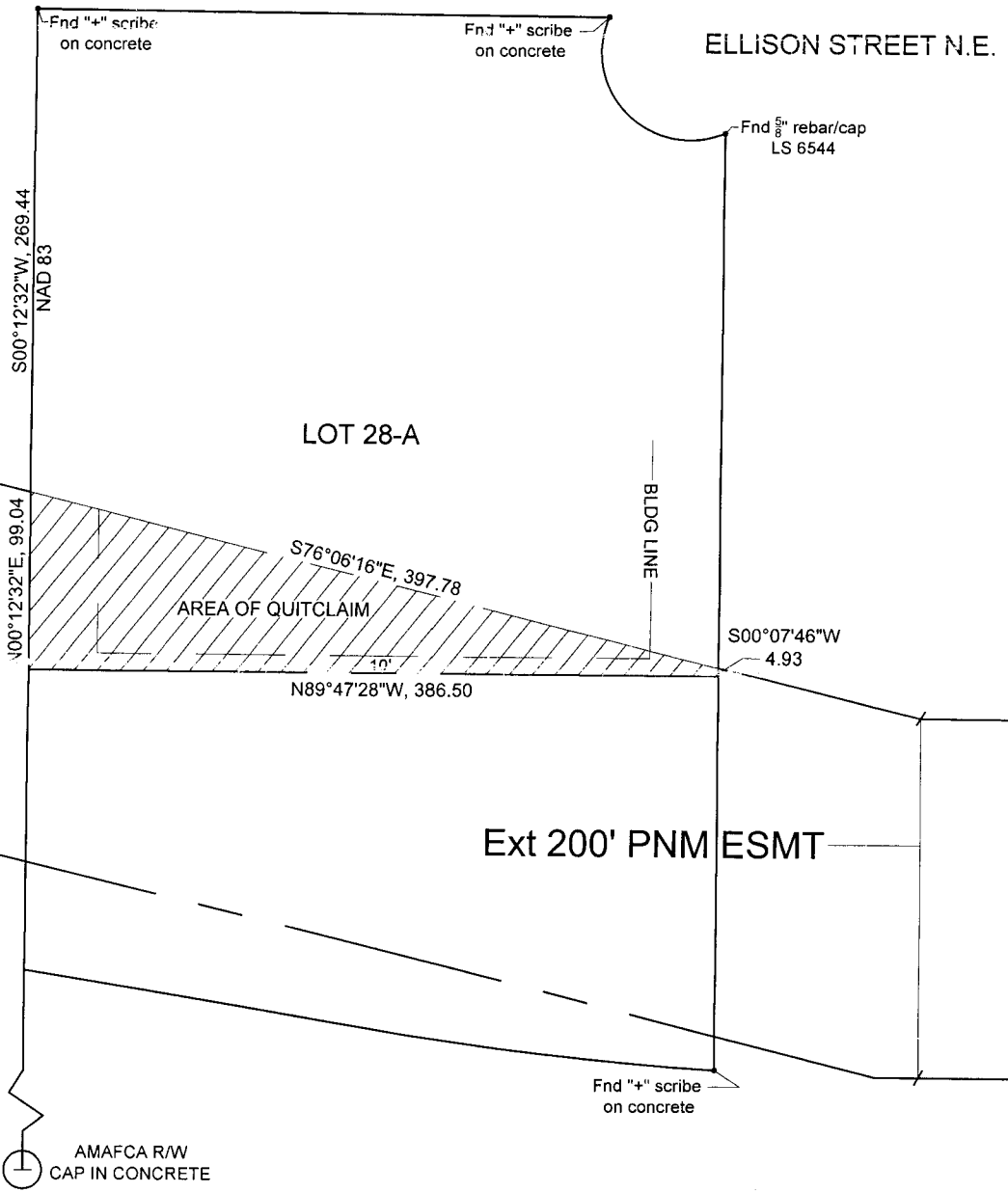


EXHIBIT "A"

Quitclaim of Electric Easement
Lot 28-A
Interstate Industrial Tract
WITHIN SEC. 23, T.11N., R.3E., N.M.P.M.
Bernalillo County, New Mexico
Public Service Co. of New Mexico
ALBUQUERQUE, NEW MEXICO

Drawn By: T.GOSS
Approve By:
Date: 08/02/2019
Scale: Shown

ROWT / LPM 005282

