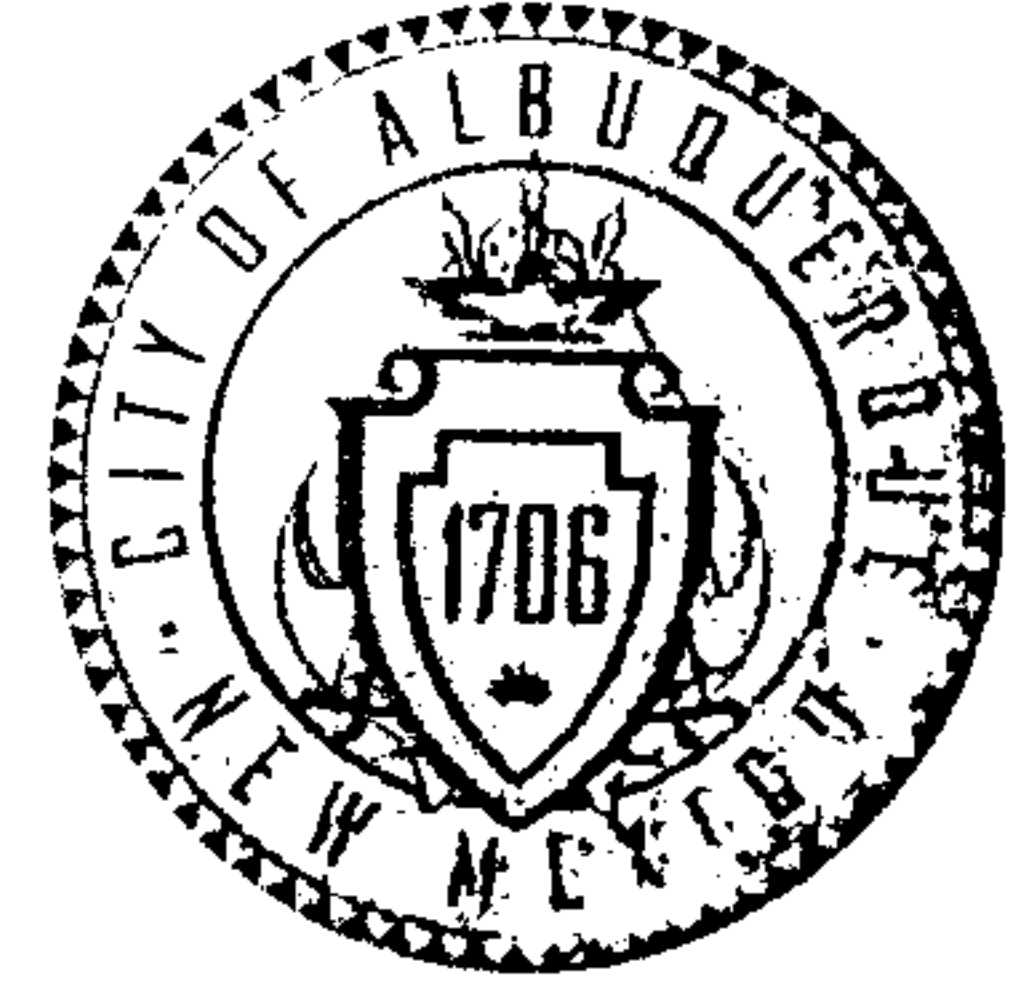


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 16, 2008

John A. Tellez, P.E.
Molzen-Corbin & Associates
2701 Miles Rd SE
Albuquerque, NM 87106

Re: **Double Eagle II Airport Aircraft Hangar (Tri-Motor)**
Grading and Drainage Plan for Grading, Paving, and Building Permits
Engineer's Stamp dated 7-15-08

EOS/1B1A Out
(E06-D001 A)

Dear Mr. Tellez:

Based upon the information provided in your submittal dated 6/19/08 and revised plans received 7/15/08, the above referenced Grading and Drainage Plan is approved for Grading Permit, Paving Permit and Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

NM 87103

As we discussed, we are still requesting an updated, overall grading and drainage plan be provided for the Double Eagle Airport site prior to further site approvals.

www.cabq.gov

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Gregory R. Olson 7/16/08

Gregory R. Olson, P.E.

XC: Brad Bingham, COA/Hydrology
Mike Provine, Molzen-Corbin (email only)
[file E06-D001 A]

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DE II Airport Aircraft Hangar ZONE MAP/DRG. FILE #: E-06 10001A
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Double Eagle II Airport and Adjacent Lands, Lot C
CITY ADDRESS: 7401 Paseo del Volcan, NW., Albuquerque, NM 87120

ENGINEERING FIRM: Molzen-Corbin & Associates
ADDRESS: 2701 Miles Rd, SE
CITY, STATE: Albuquerque, NM

CONTACT: John Tellez
PHONE: 242-5700
ZIP CODE: 87106

OWNER: Tri Motor, LLC
ADDRESS: 2850 A, Rufina
CITY, STATE: Santa Fe, NM

CONTACT: _____
PHONE: (505) 473-2032
ZIP CODE: 87507

ARCHITECT: Lengyel & Associates
ADDRESS: 3241 Siringo Rd.
CITY, STATE: Santa Fe, NM

CONTACT: Roger Lengyel
PHONE: (505) 984-8080
ZIP CODE: 87507

SURVEYOR: Molzen-Corbin & Associates
ADDRESS: 2701 Miles Rd., SE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: 242-5700
ZIP CODE: 87106

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:

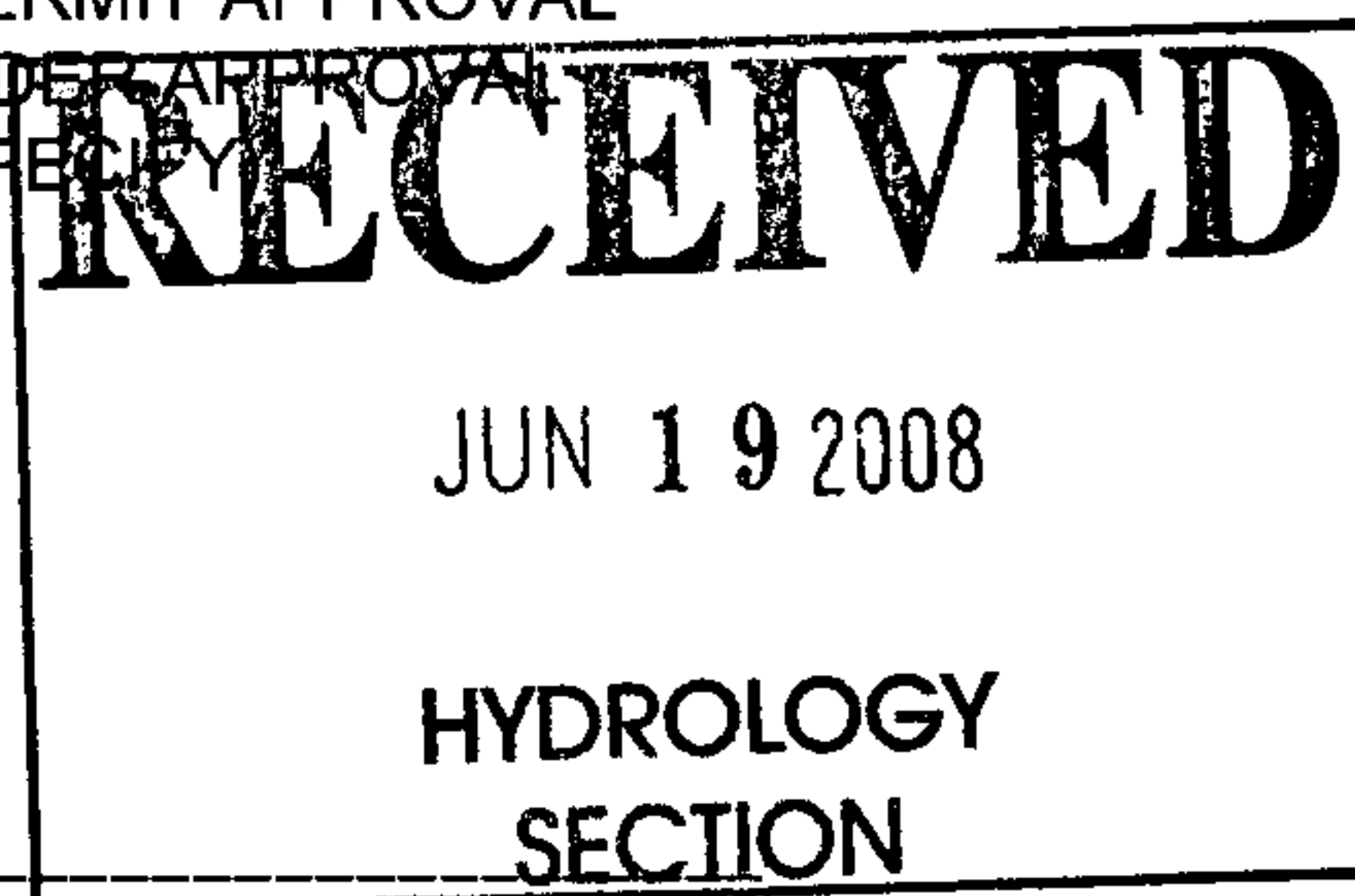
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/19/08

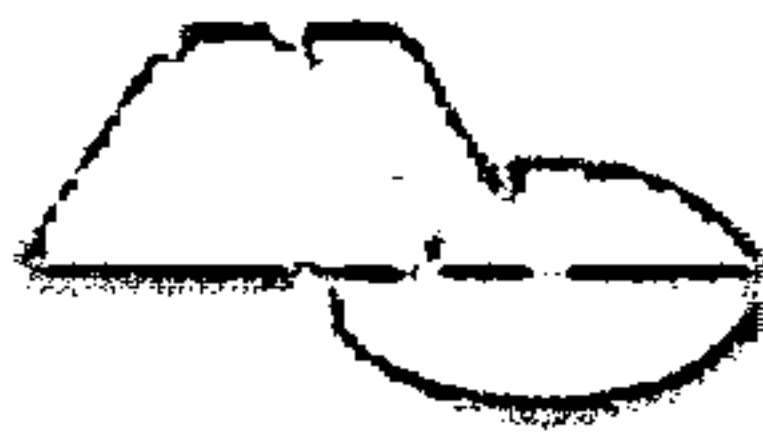
BY: John Tellez



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 or constituting five (5) acres or more.

MOLZEN-CORBIN
& Associates



LETTER OF TRANSMITTAL

☒ 2701 Miles Road SE, Albuquerque, NM 87106
(505) 242-5700

☐ 1155 Commerce, Suite F, Las Cruces, NM 88011
(505) 522-0049

TO: City of Albuquerque - Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103

DATE June 19, 2008 JOB NO. TRI081-11

ATTENTION Mr. Gregory Olson, P.E.

RE: Double Eagle II Airport Aircraft Hangar
Grading & Drainage Plan for Grading, Paving
and Building Permits
(E06/D001A)

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items.

COPIES	DATE	NO.	DESCRIPTION
1	6/19/08		Drainage and Transportation Information Sheet
1	6/19/08		MCA response letter
1	5/5/08		COA comment letter
2	6/19/08		Sheet C-102 - Grading & Drainage Plan
2	6/19/08		Sheet C-103 - Grading & Drainage Plan Proposed Drainage Basins
2	6/19/08		Sheet C-103A Grading & Drainage Plan Double Eagle II DMP Add'l. Info.

THESE ARE TRANSMITTED as checked below:

☒ For approval

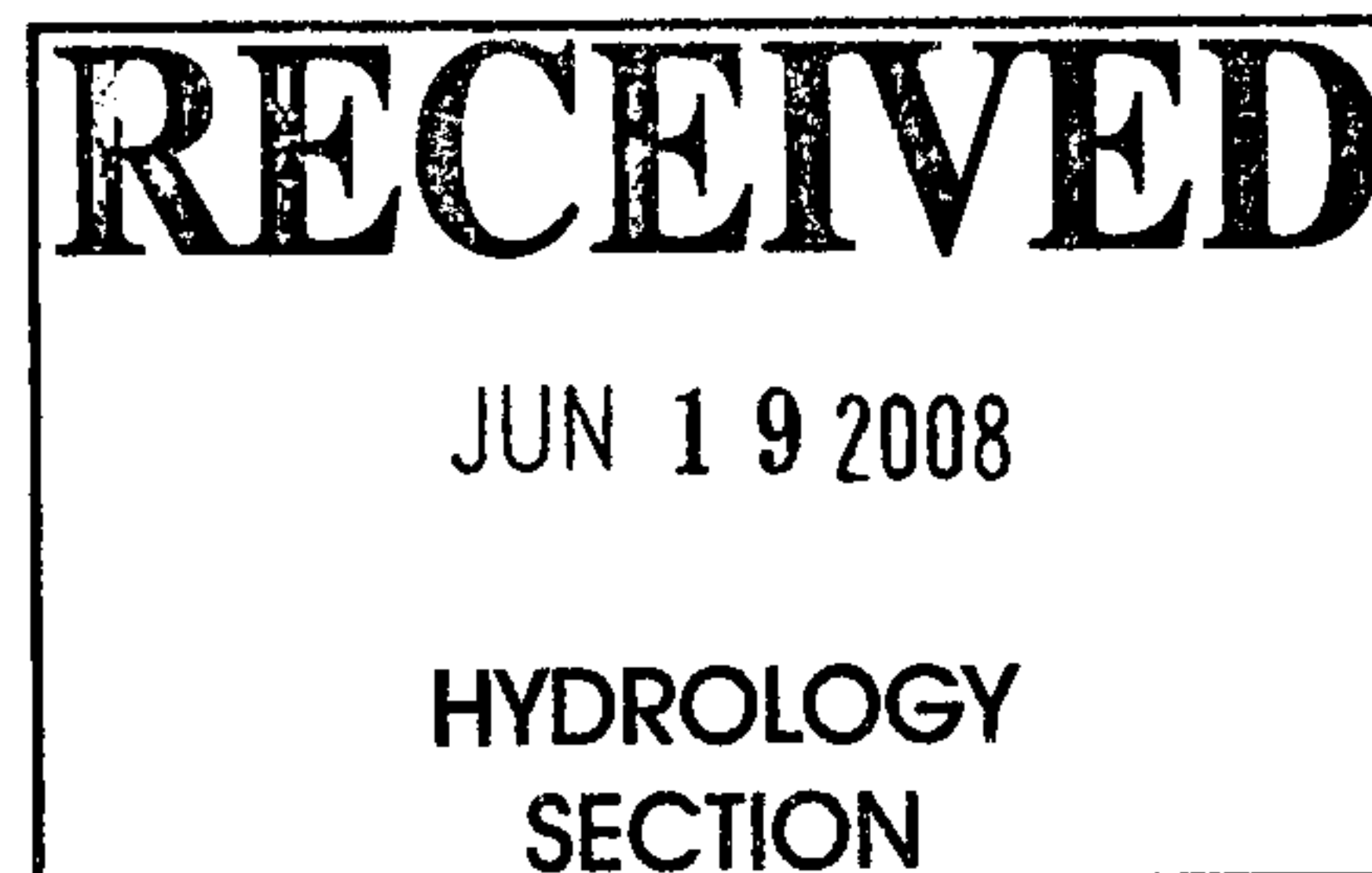
☒ For your use

☐ As requested

☐ For review and comment

Other _____

REMARKS



COPY TO: _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

2701 Miles Road SE
Albuquerque, NM 87106
TEL: 505.242.5700
FAX: 505.242.0673



MOLZEN-CORBIN
& Associates
ENGINEERS/ARCHITECTS/PLANNERS

June 19, 2008

Gregory R. Olson, P.E.
City of Albuquerque
Planning Department - Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103

Re: Double Eagle II Airport Aircraft Hangar (Tri-Motor)
Grading and Drainage Plan for Grading, Paving, and Building Permits
Engineer's Stamp dated 4-10-08 (E06/D001A)

Dear Mr. Olson,

With regards to your letter dated May 5, 2008 we submit the following responses to your comments:

COA Comment: *"The plan needs to better communicate your drainage concepts; eg – if detention or retention ponding is intended, then this plan needs to identify those areas and confirm the intent. All of the site ponding must be capable of being drained within 96 hours of the storm event."*

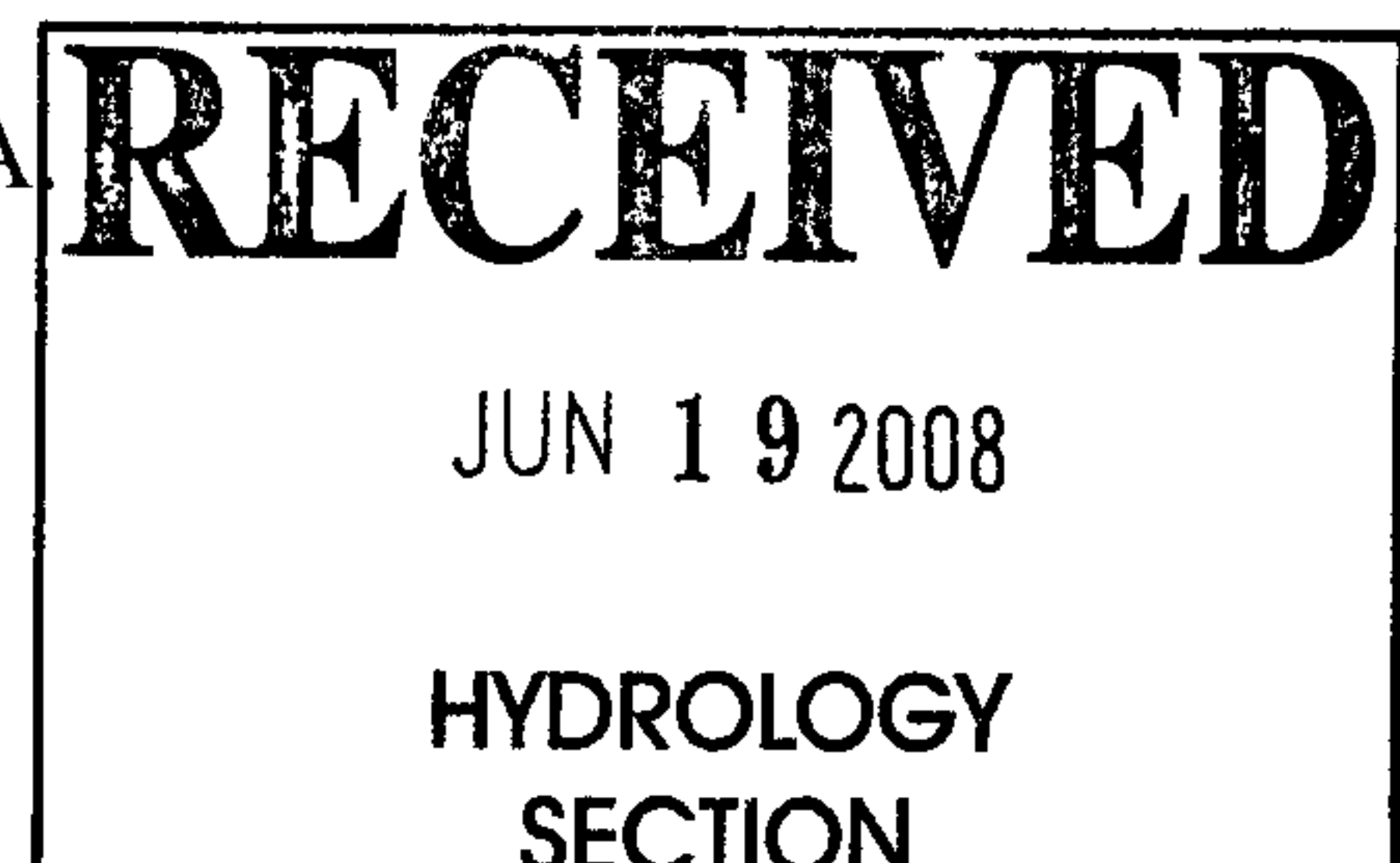
MCA Response: Site was regraded to allow all "ponding" shown to be used for the purpose of water harvesting. A small amount of drainage will be detained for irrigation purposes. The intended grading will allow overflow drainage to surface flow across the taxilane as allowed by the DEII DMP.

COA Comment: *"Where will flow go when the new pond, SE of the hangar entrance ramp, overflows".*

MCA Response: See previous MCA response. ← - \

COA Comment: *"The plan indicates that there is an offsite flow of 9.0 cfs, but does not show where it enters or leaves the site. Labeling inflow and discharge points on the plan with flow arrows and rates would facilitate our review."*

MCA Response: See attached Sheet C-103A, Exhibit-A.



COA Comment: *"Our previous review indicated that the building FF elevation needed to be raised to ensure that drainage flows will not reach FF elevation. This submittal actually lowered the FF grade. I acknowledge your constraint with existing elevations on the taxiway and the need to keep the maximum slope on paving and ramps to the hangar at 2%. However, I am concerned that there may still be opportunity for flows from the west to enter the site and cross the parking lot toward the building which has no curb or other obstruction to divert flows northerly toward the pond".*

MCA Response: The Finish Floor Elevation was raised to 5819.40. This allowed positive drainage, varying between 0.75% and 4%, to surface flow across the parking lot into the Taxilane and Taxiway. See Sheet C-102.

COA Comment: *"You stated in your reply letter that the 12" line entering the north pond below the outlet pipe invert will result in some water being retained in that pond. Clearly indicate this intent on the plan."*

MCA Response: The site was regraded to eliminate the 12" storm drain. All drainage will surface flow across the parking lot. As previously stated any ponding will be for water harvesting purposes. See Sheet C-102.

COA Comment: *"The 12" RCP outlet pipe crossing the taxiway will have less than 12" of cover below the top of pavement on the taxiway. Verify that this is adequate and/or specify any special pipe type or bedding needed to allow this condition".*

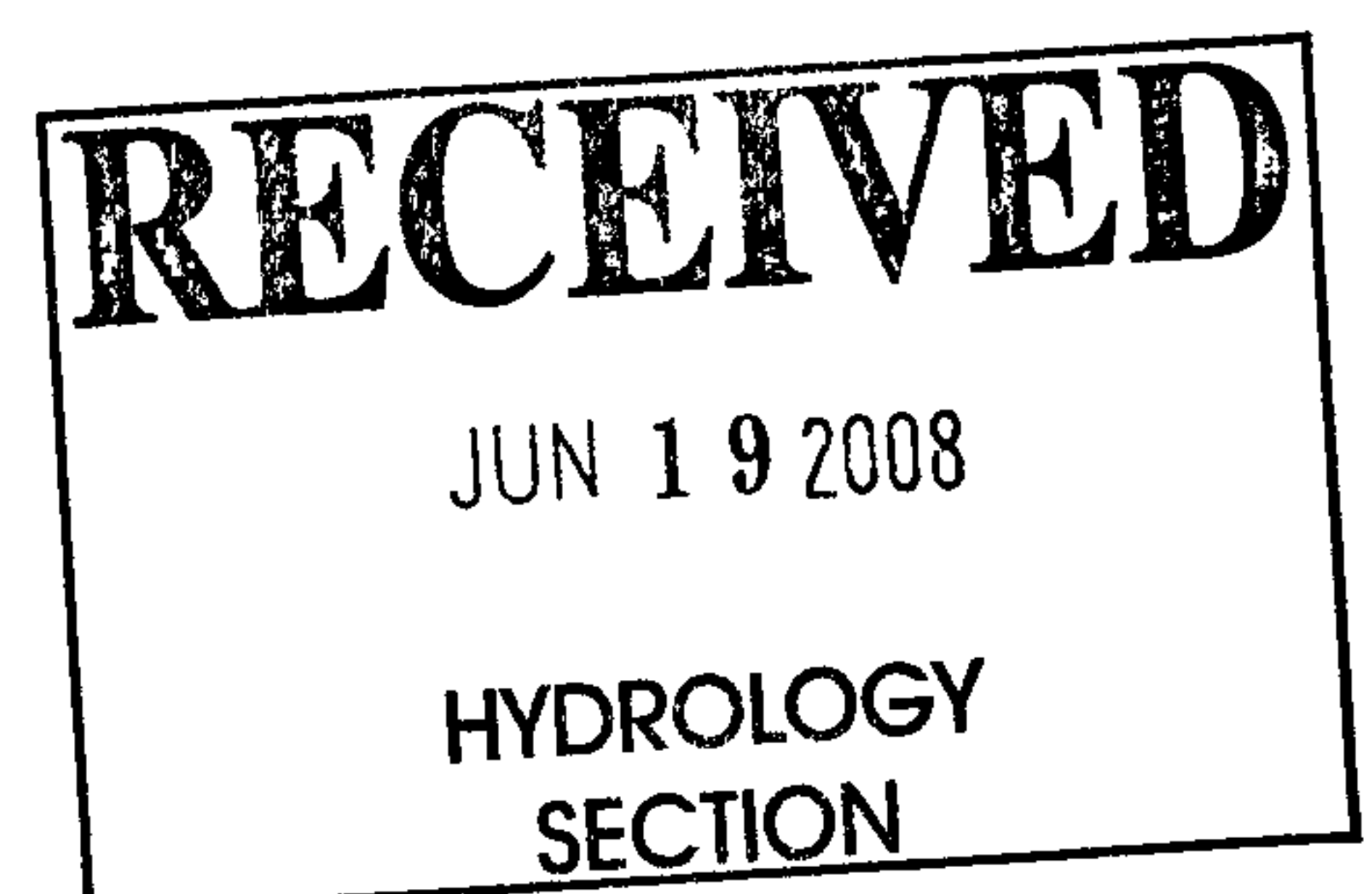
MCA Response: As previously stated, the site was regraded to allow all drainage to surface flow, eliminating the need for the 12" RCP outlet pipe crossing the Taxiway. The drainage will now surface flow across the Taxiway as allowed by the DEII DMP. See sheets C-102 thru C-103A.

COA Comment: *"The 12" RCP outlet pipe crossing the taxiway daylights into the existing ditch at a point 12" below grade. Provide grading changes if needed at that ditch, and indicate the outlet pipe invert to verify drainage of that ditch on the adjacent site".*

MCA Response: See previous MCA response.

COA Comment: *"If regrading the offsite ditch (above) verify adequate cover on the existing water line".*

MCA Response: See previous two MCA responses.



COA Comment: *"The 12" PE Storm Drain line on site is too shallow to meet the manufacturer's minimum cover requirements. Lowering the inverts will alter the drainage plan, and may cause grade conflicts with the existing water line on the NE side of the building. This whole system needs to be reviewed".*

MCA Response: As previously stated the entire site was regraded to allow all drainage to surface flow, eliminating the need for the HDPE storm drain pipe and inlet. See Sheet C-102.

COA Comment: *"The grate elevation on the inlet at the SW side of the building is above the adjacent gutter/Top of Asphalt elevation".*

MCA Response: See previous MCA response.

COA Comment: *"To facilitate evaluation of this design, the plan for the south eastern side of the parcel needs to provide contours and spot elevations, not just say "Match Existing". Also, label if this is existing asphalt taxiway, and provide enough offsite grade information to reflect whether any flows will enter or bypass this site".*

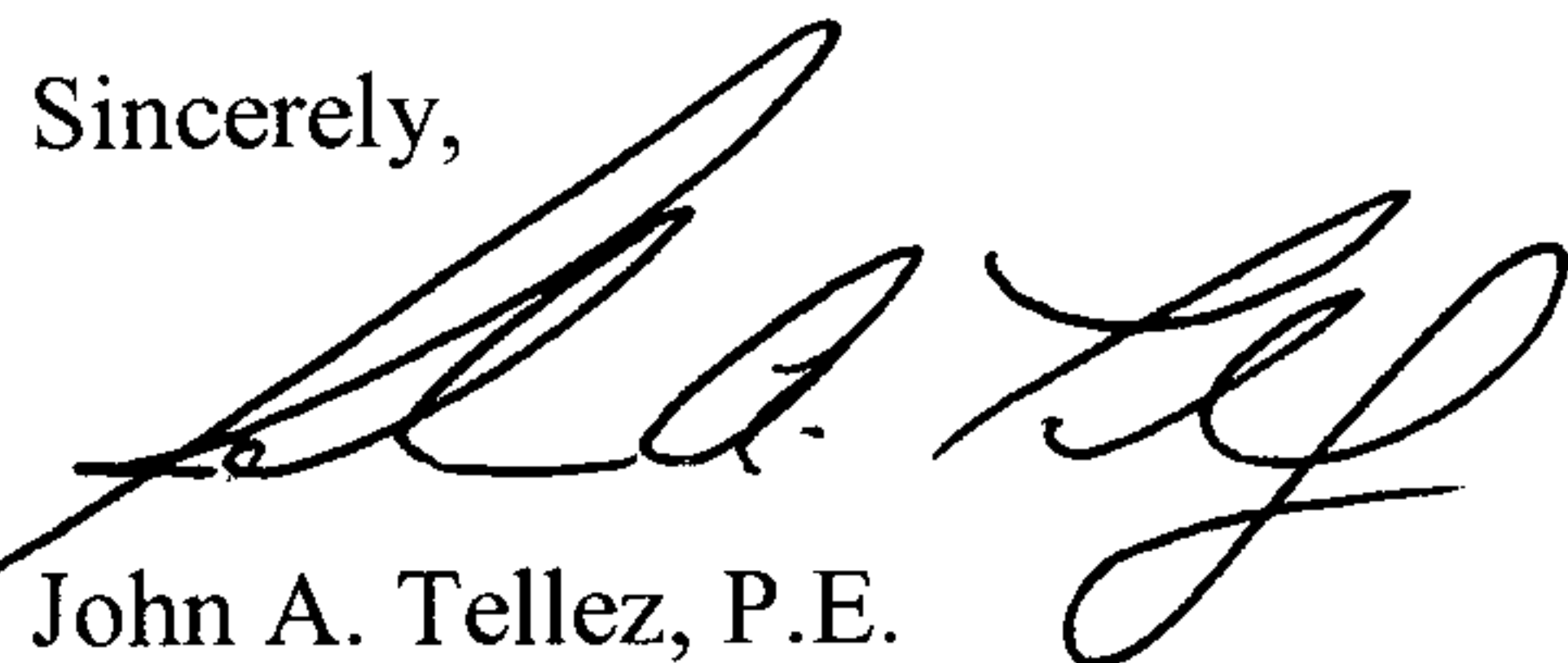
MCA Response: Existing "tie in" spot elevations have been provided. Curb & gutter will be installed on the NW (median) and SW (standard) sides of the site to allow offsite drainage to bypass site. See Sheet C-102.

COA Comment: *"—Not a hydrology issue, but the dumpster location in the SW corner of the site seems like it will be difficult to access unless Trash vehicles are allowed on the taxiway".*

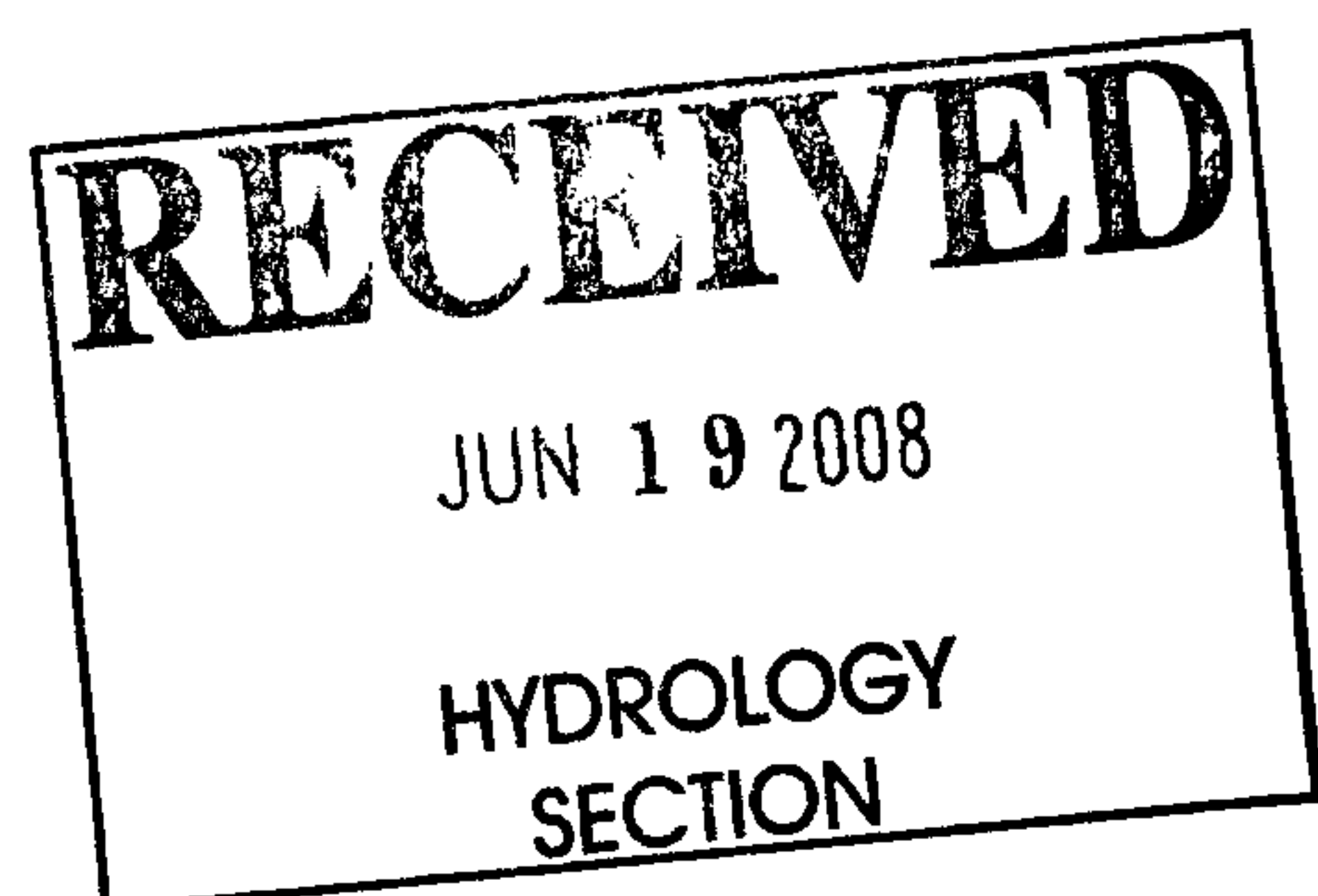
MCA Response: Besides planes, other vehicle traffic is allowed onto the Taxiway and Taxilane, so access to the dumpster should not be a problem. Also, the location has been approved by the Solid Waste Department.

If you have any further questions, please do not hesitate to contact me at 242-5700.

Sincerely,



John A. Tellez, P.E.
Civil Engineer



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DE II Airport Aircraft Hangar ZONE MAP/DRG. FILE #: E-6 10001A
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Double Eagle II Airport and Adjacent Lands, Lot C
CITY ADDRESS: 7401 Paseo del Volcan, NW., Albuquerque, NM 87120

ENGINEERING FIRM: Molzen-Corbin & Associates
ADDRESS: 2701 Miles Rd, SE
CITY, STATE: Albuquerque, NM

CONTACT: John Tellez
PHONE: 242-5700
ZIP CODE: 87106

OWNER: Tri Motor, LLC
ADDRESS: 2850 A. Rufina
CITY, STATE: Santa Fe, NM

CONTACT: _____
PHONE: (505) 473-2032
ZIP CODE: 87507

ARCHITECT: Lengyel & Associates
ADDRESS: 3241 Siringo Rd.
CITY, STATE: Santa Fe, NM

CONTACT: Roger Lengyel
PHONE: (505) 984-8080
ZIP CODE: 87507

SURVEYOR: Molzen-Corbin & Associates
ADDRESS: 2701 Miles Rd, SE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: 242-5700
ZIP CODE: 87106

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:

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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

HYDRO HAS
FILE.
2/12/08
JS.

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/06/08 BY: John Tellez

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:

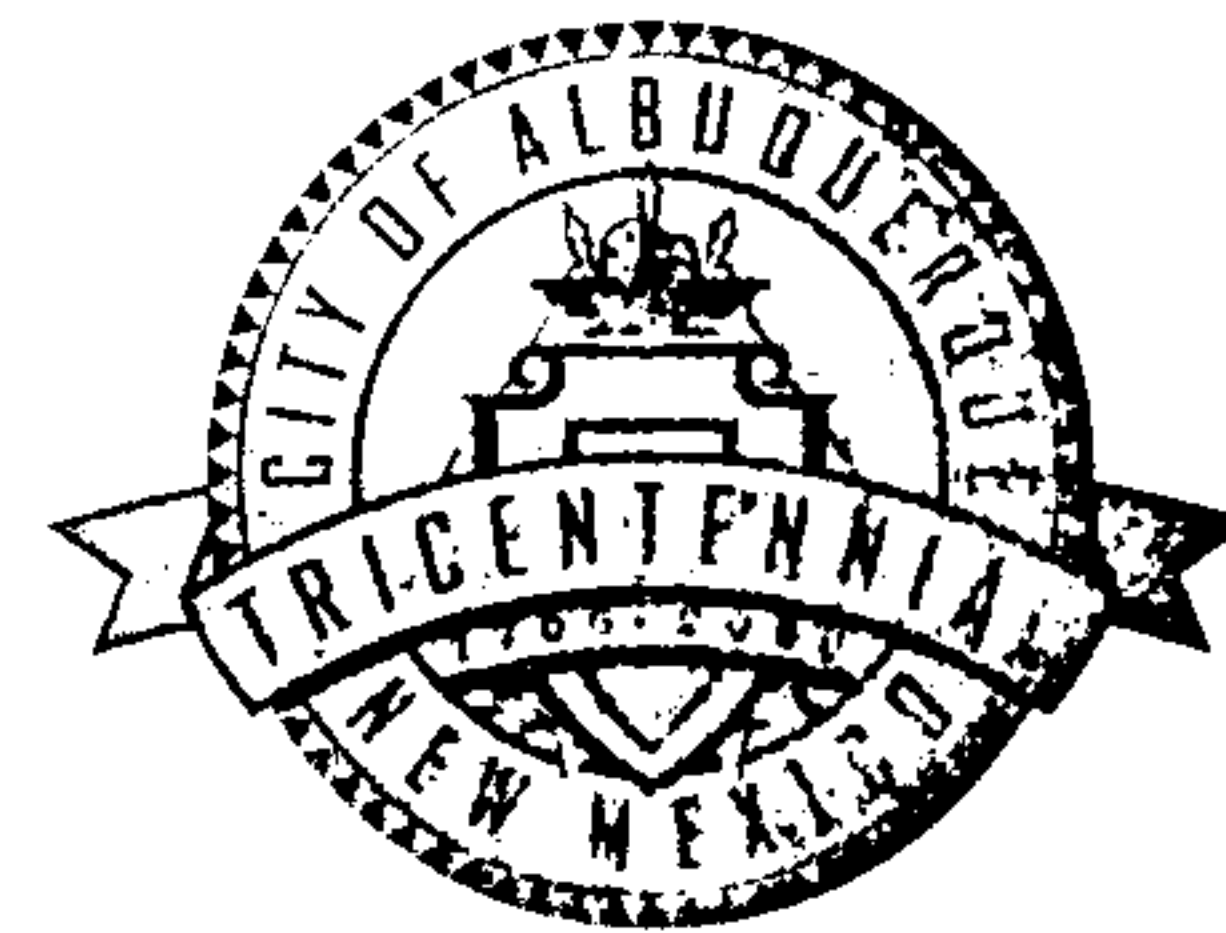
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

RECEIVED

FEB 12 2008

HYDROLOGY
SECTION

CITY OF ALBUQUERQUE



February 14, 2008

John Tellez, PE
Molzen-Corbin & Associates
2701 Miles Rd. SE
Albuquerque, NM 87106

**Re: Double Eagle II Airport Hangar Lot C, 7401 Paseo del Volcan,
Traffic Circulation Layout
Engineer's Stamp dated 1-23-08 (E-06-D001A)**

*E-05/SB2A 0201
1003*

Mr. Tellez,

P.O. Box 1293

The above referenced plan is not approved through the TCL process. Due to the existing zoning, this project is site plan controlled and will need to be submitted through the DRB. If this plan has already been approved through the DRB process, be sure to include it in the plan set when applying for building permit.

Albuquerque

If you have any questions, you can contact me at 924-3991.

New Mexico 87103

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: File