

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

June 21, 2016

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

**RE: Albuquerque Christians Children's Home
5700 Winter Haven Rd NW
Grading and Drainage Plan
Engineers Stamp Date 6/16/16 (E12D005)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 6/17/16, this plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

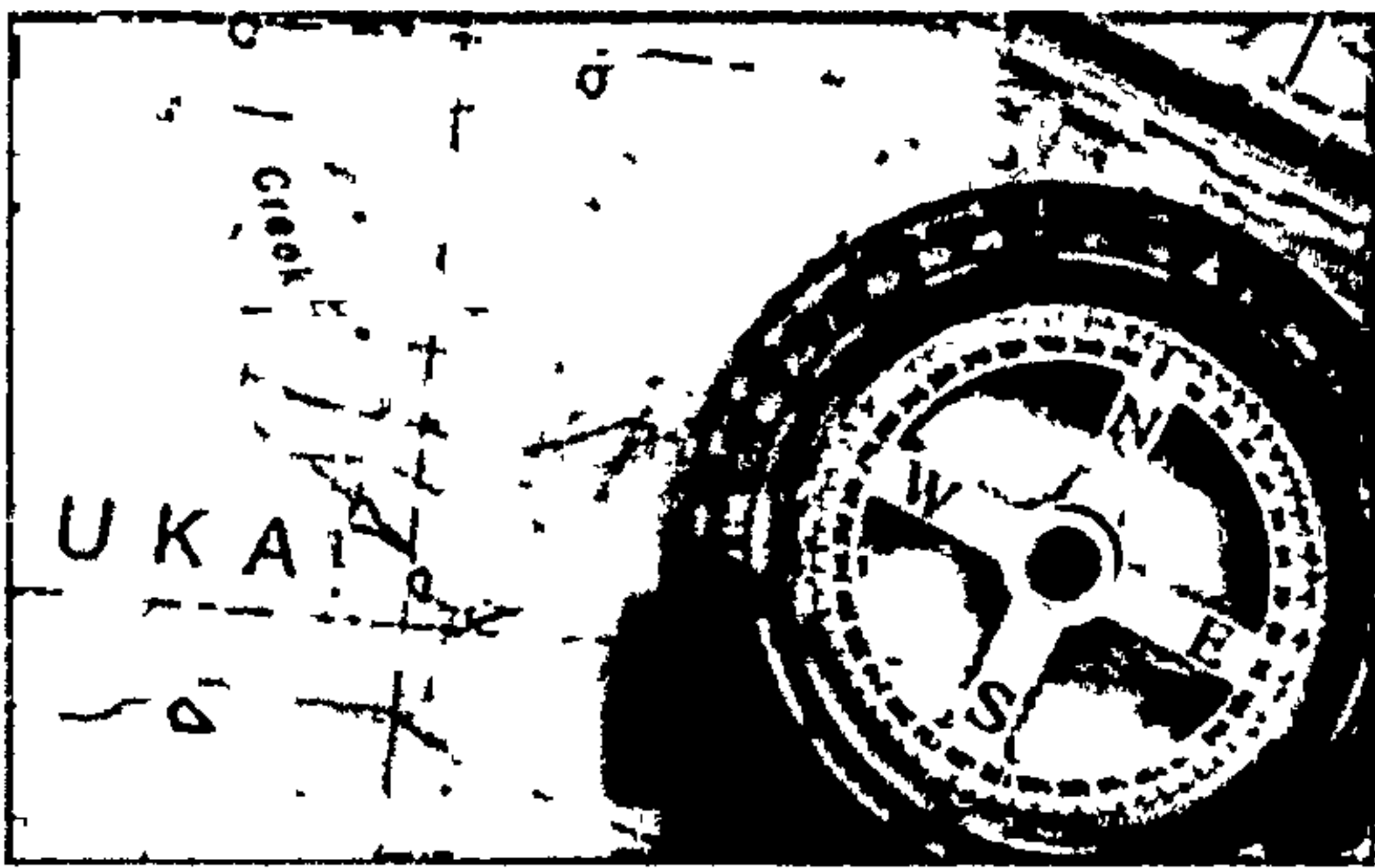
If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

June 16, 2016

Mr. Abiel Carrillo, PE CFM
Hydrology -- Planning Dept.
Development Review Services Division
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Albuquerque Christian Children's Home (E-12/D005)

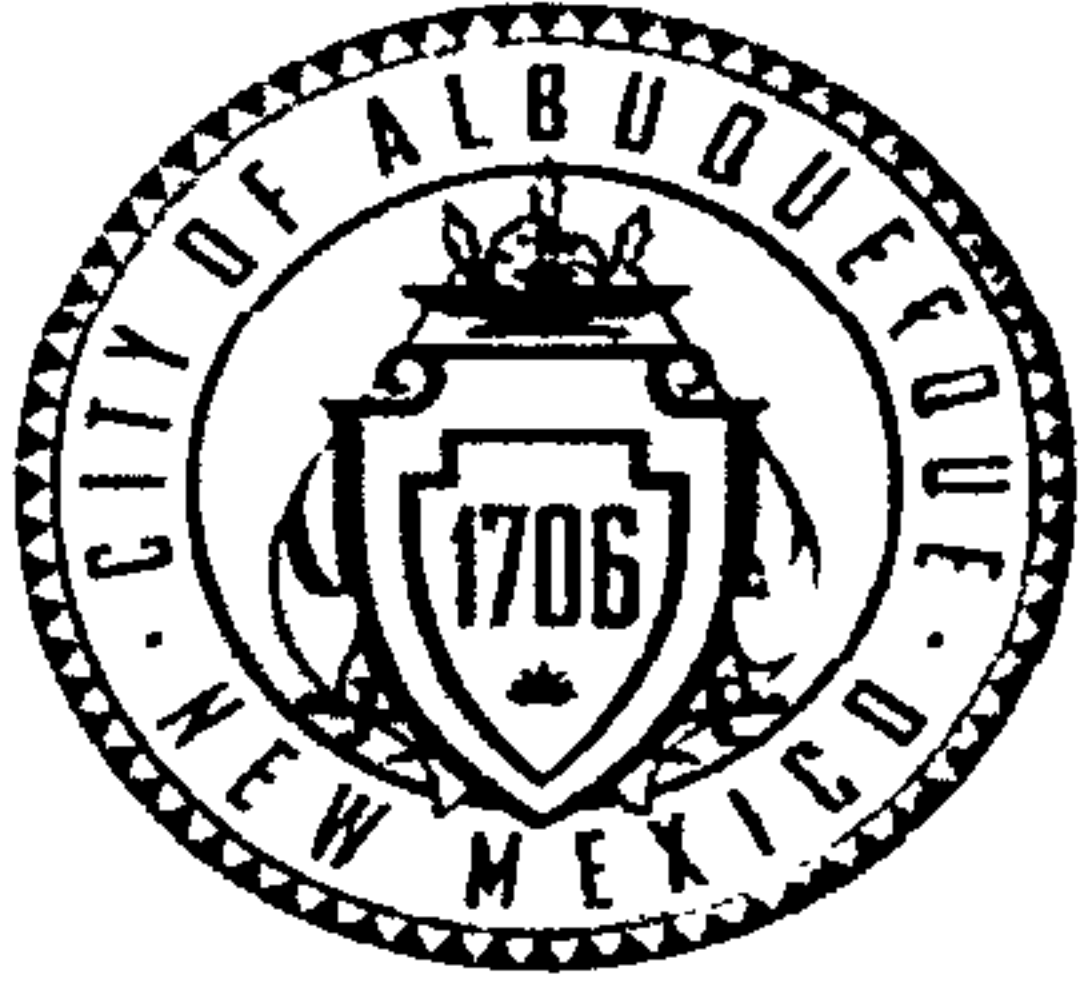
Dear Mr. Carrillo,

The revised plan is being re-submitted with minor revisions to address your June 13 comments as follows:

1. The project limits are shown with a dashed line. Proposed improvements include the 2 new cottages, connecting sidewalks, and the addition of parking bumpers to better organize parking.
2. This site abuts the Corrales Riverside Drain and was established with a retention pond. Existing pond volume is 5,800 CF. The proposed pond volume of 9,460 CF exceeds the required volume based on the 100-yr 10-day storm. Per the DPM pond surface areas are classified as land treatment type 'A'. I am not aware of a master plan.
3. The drainage narrative has been revised to more clearly explain the retention design approach for this site.
4. The survey information was provided to me and the surveyor was listed on the plan.

Please contact me if you have additional questions. Thank you.

Scott M McGee



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Albuquerque Christian Childrens Home Building Permit #: _____ City Drainage #: E12/0005
DRB#: 100776 EPC#: _____ Work Order#: _____
Legal Description: Tract A-1 ABQ Christian Childrens Home
City Address: 5700 Winterhaven Rd NW

Engineering Firm: Scott M McGee PE, LLC Contact: Scott McGee
Address: 9700 Tanoan Dr NE
Phone#: 263-2905 Fax#: _____ E-mail: _____
Owner: ACCH Contact: _____
Address: 5700 Winterhaven Rd NW
Phone#: _____ Fax#: _____ E-mail: _____
Architect: Cherry See Reames Contact: Marie Holloway
Address: 220 Gold Ave SW
Phone#: 842-1278 Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

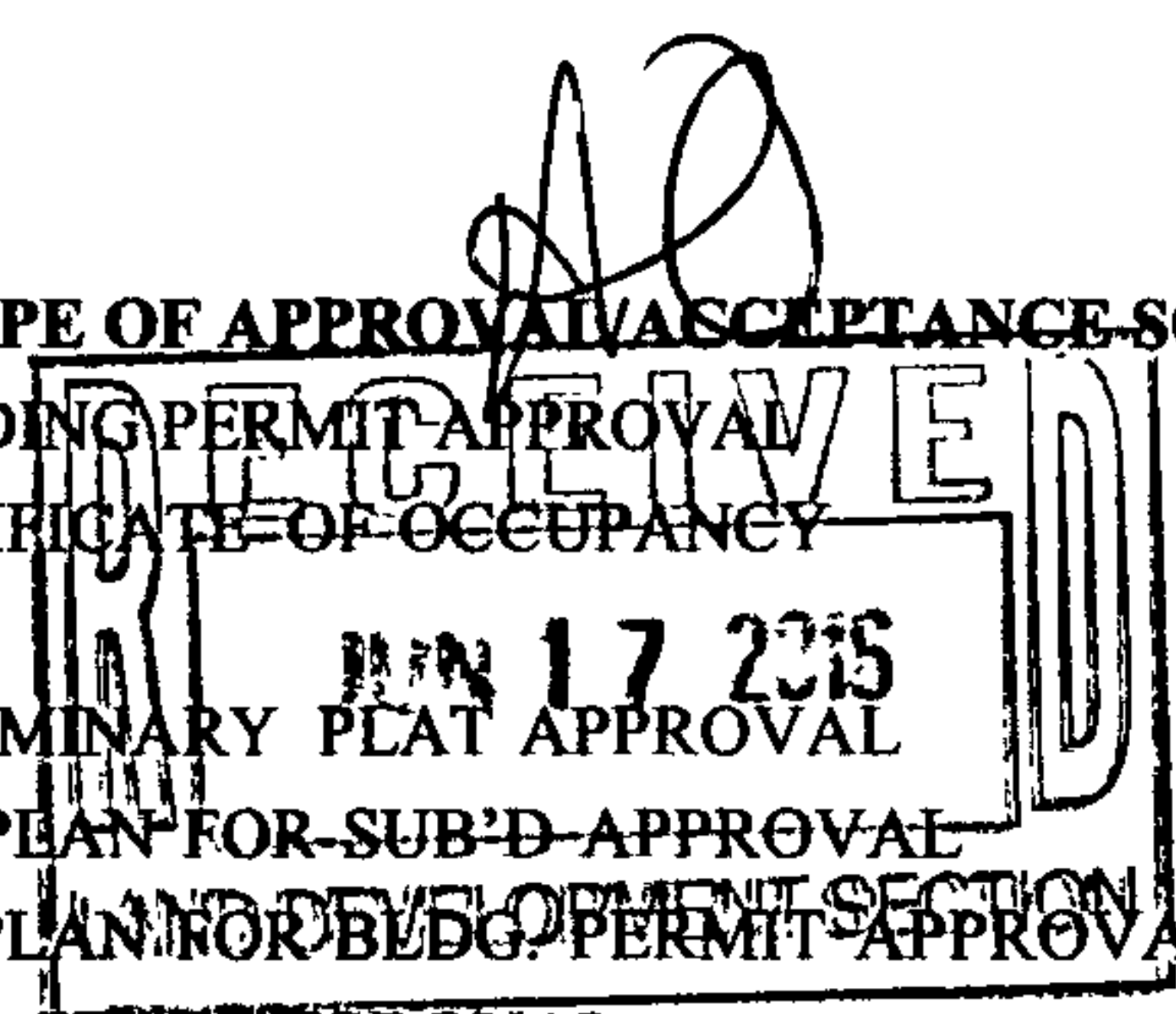
☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 5/4/16 6/17/16 By: Scott McGee

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Abiel X. Carrillo

From: Abiel X. Carrillo
Sent: Monday, June 13, 2016 11:12 AM
To: 'Scott McGee'
Subject: E12D005 - ABQ Christian Children's Home - Stamp Date 3/14/16

Mr. McGee,

This email is being sent in lieu of an attached comment letter in order to expedite initial and intermediate reviews. Responses to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

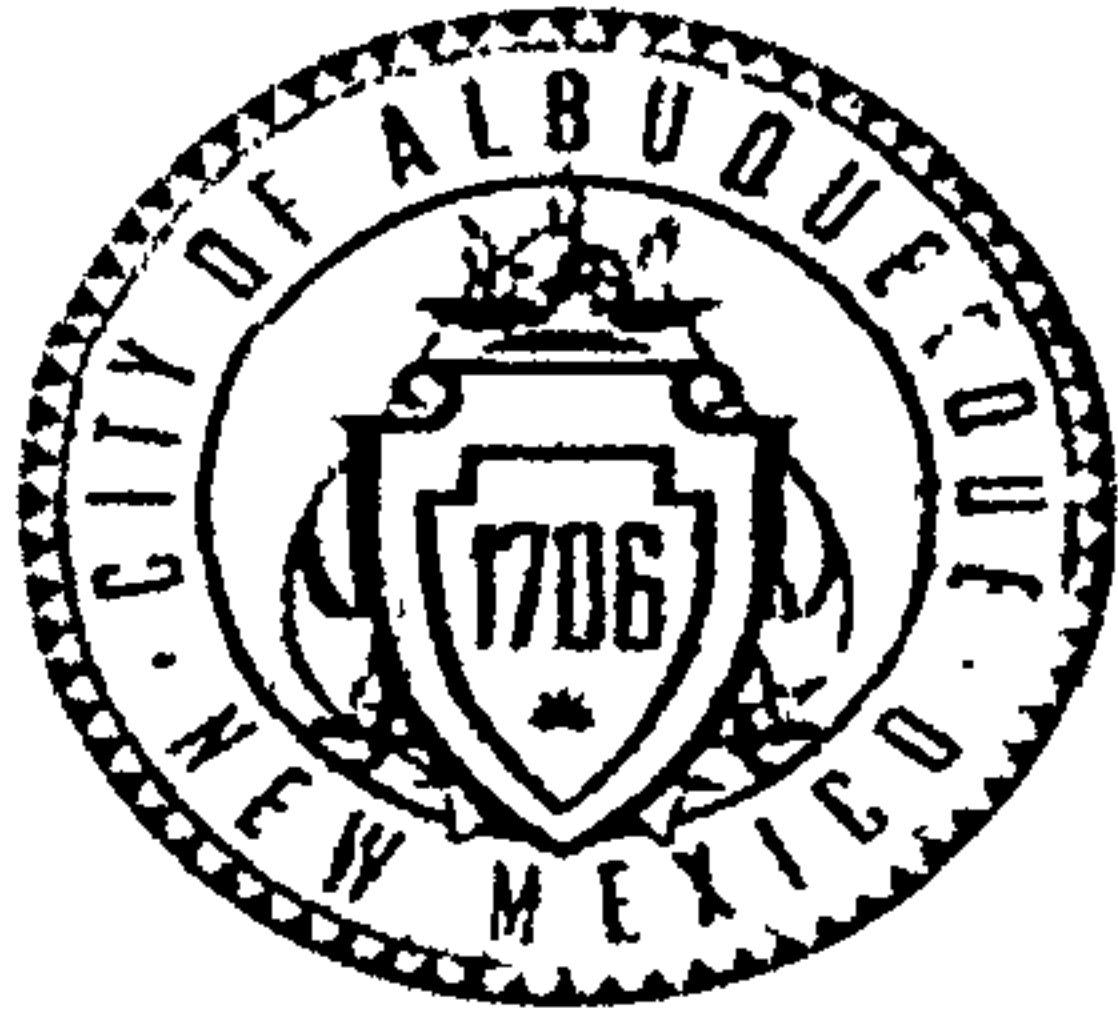
Based upon the information provided in your submittal received 5/4/2016, the above referenced Grading and Drainage Plan cannot be approved for Site Plan for Building until the comments below are addressed. The DTIS form was checked for Building Permit approval, but the submittal did not appear to have enough information to review for approval for Building Permit (build notes, etc). Please update the submittal if you are still seeking approval for Building Permit with the resubmittal.

1. Clarify the limits of construction.
2. The drainage narrative states that there will be no impact to downstream facilities. Even if very small, *any* increase in peak discharge to an adjacent private property without an easement is considered an impact.
 - a. If the adjacent property relies on a retention system, the volume will need to be restricted to historical values as well.
 - b. If there happens to be a masterplan for the site that allows the increase please include information in the resubmittal.
3. The narrative that leads up to the conclusion of the additional storage needed in the pond is not clear (is the pond a retention pod with a spillway?, where does it outfall to?, what was the original volume?). This item can be addressed with the Building Permit submittal if Site Plan approval will be sought first.
4. Minor comment: The survey data shows conflicting contour line work and disconnected contour lines.

Any question just let me know.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102



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Owner: ACCH Contact: _____
Address: 5700 Winterhaven Rd NW
Phone#: _____ Fax#: _____ E-mail: _____
Architect: Cherry See Reames Contact: Marie Holloway
Address: 220 Gold Ave SW
Phone#: 842-1278 Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

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- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
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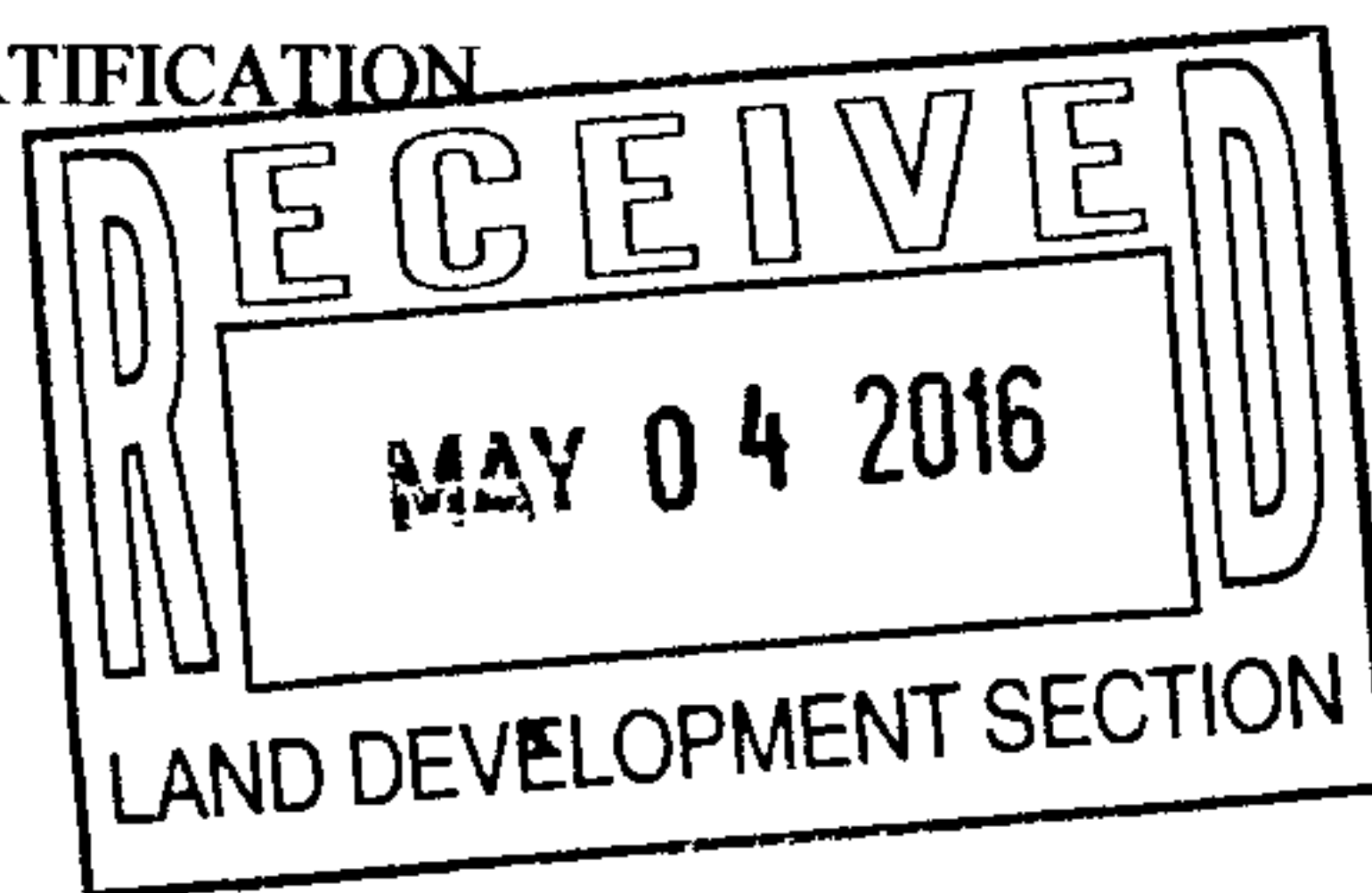
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5/4/16 By: Scott McGee

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ CERTIFICATE OF OCCUPANCY
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☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



\$5000

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____