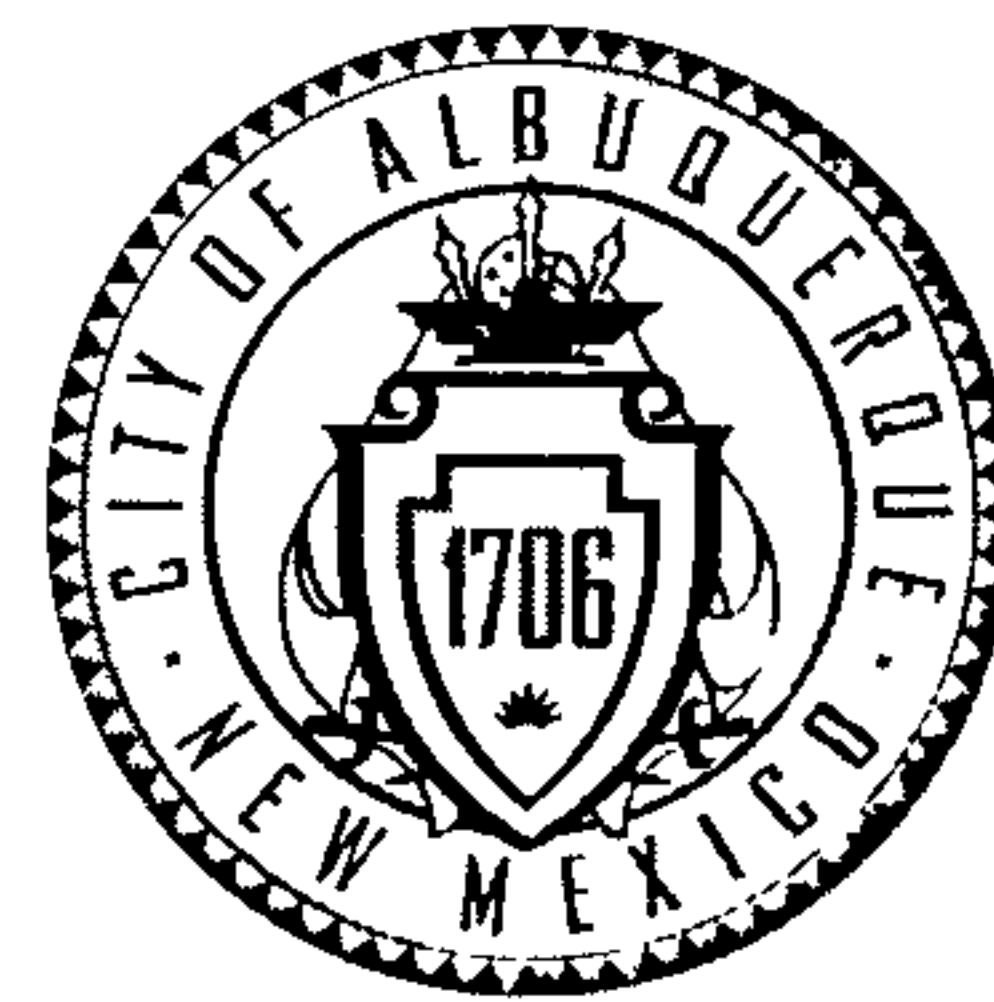


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 17, 2014

Richard J. Berry, Mayor

David Aube, P.E.
Hartman + Majewski Design Group
120 Vassar Dr. SE Suite 100
Albuquerque, NM 87106

RE: **El Manzanal Subdivision** - 704 Griegos Road, NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date (none) (File: F14D069)

Dear Mr. Aube:

Based upon the information provided in your submittal received 6-25-14, the above referenced plan has recently been reviewed for EPC which generated comments. In our discussion subsequent to that, it is understood that the first flush is to be managed by on-site ponding, rather than using cisterns. The submittal shows that there is sufficient volume provided by the ponds to capture the first flush, and that the cisterns are a secondary but not a necessary measure. Therefore, the comments generated by Hydrology for EPC have been addressed, and the Conceptual Grading and Drainage Plan is acceptable.

Prior to approval for Preliminary Plat, Site Plan for Subdivision, Building Permit action by the DRB the following comments should be addressed.

1. Show existing spot elevations/ contours on site and adjacent to property
2. State how the first flush is to be managed.

Keep in mind that the plan was not reviewed at the level of detail required for Building Permit approval. If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: El Manzanal Subdivision

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: F-14-Z DOB 9

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B, Block 0000, Rossiter-Ella G Replat

CITY ADDRESS: 704 Griegos Road NW

ENGINEERING FIRM: Hartman + Majewski Design Group

ADDRESS: 120 Vassar Dr SE, Suite 100

CITY, STATE: Albuquerque, NM 87106

CONTACT: David Aube

PHONE: 505-998-6430

ZIP CODE: 87106

OWNER: Anthony Anella

ADDRESS: 103 Dartmouth SE

CITY, STATE: Albuquerque, NM

CONTACT: Tony Anella

PHONE: 505-265-8713

ZIP CODE: 87106

ARCHITECT: Hartman + Majewski Design Group

ADDRESS: 120 Vassar Dr SE, Suite 100

CITY, STATE: Albuquerque, NM

CONTACT: Mark Wade

PHONE: 505-998-6442

ZIP CODE: 87106

SURVEYOR: Harris Surveying, Inc.

ADDRESS: 2412 D Monroe St NE

CITY, STATE: Albuquerque, NM

CONTACT: Anthony L. Harris

PHONE: 505-889-8056

ZIP CODE: 87110

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

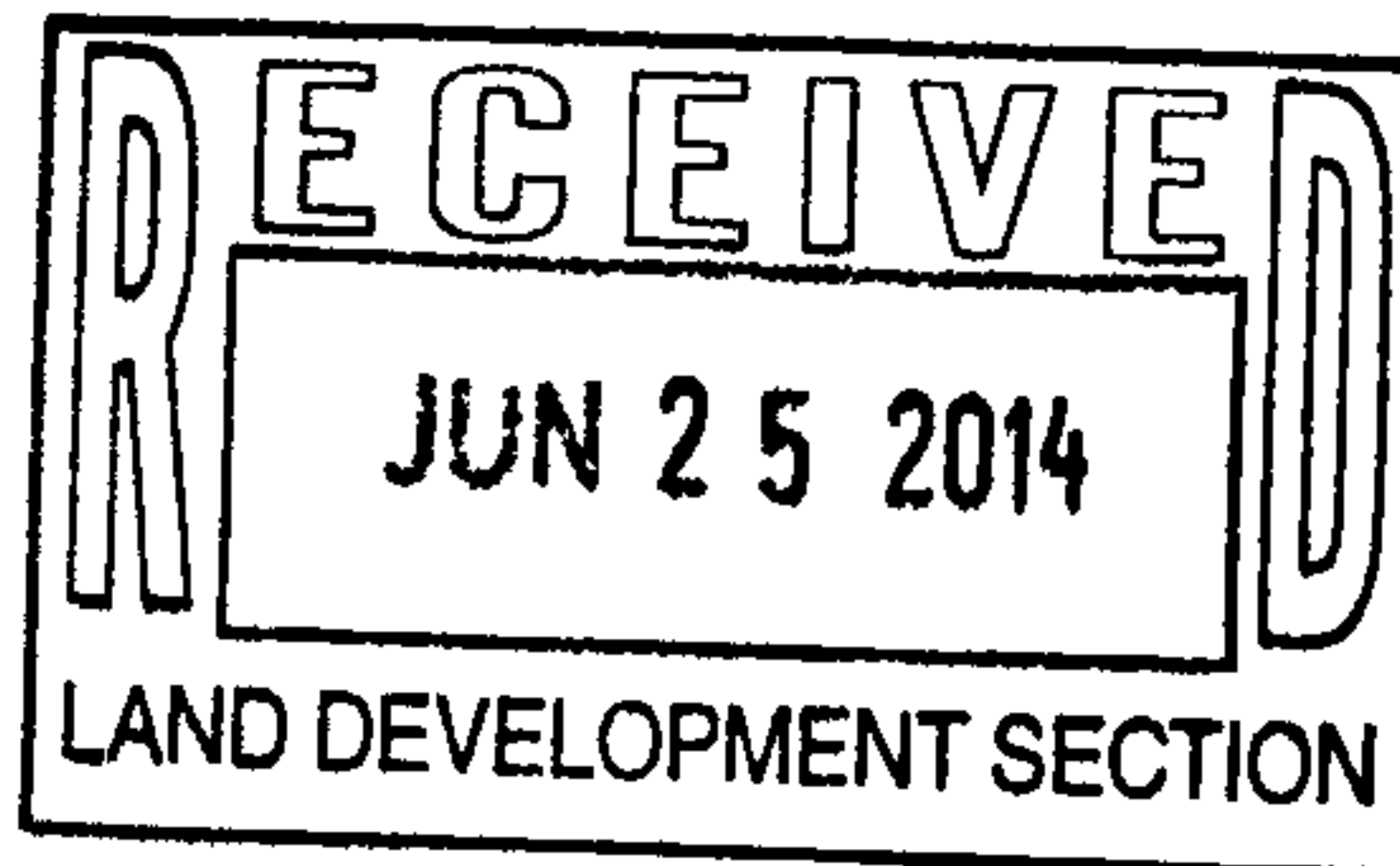
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (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
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ 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

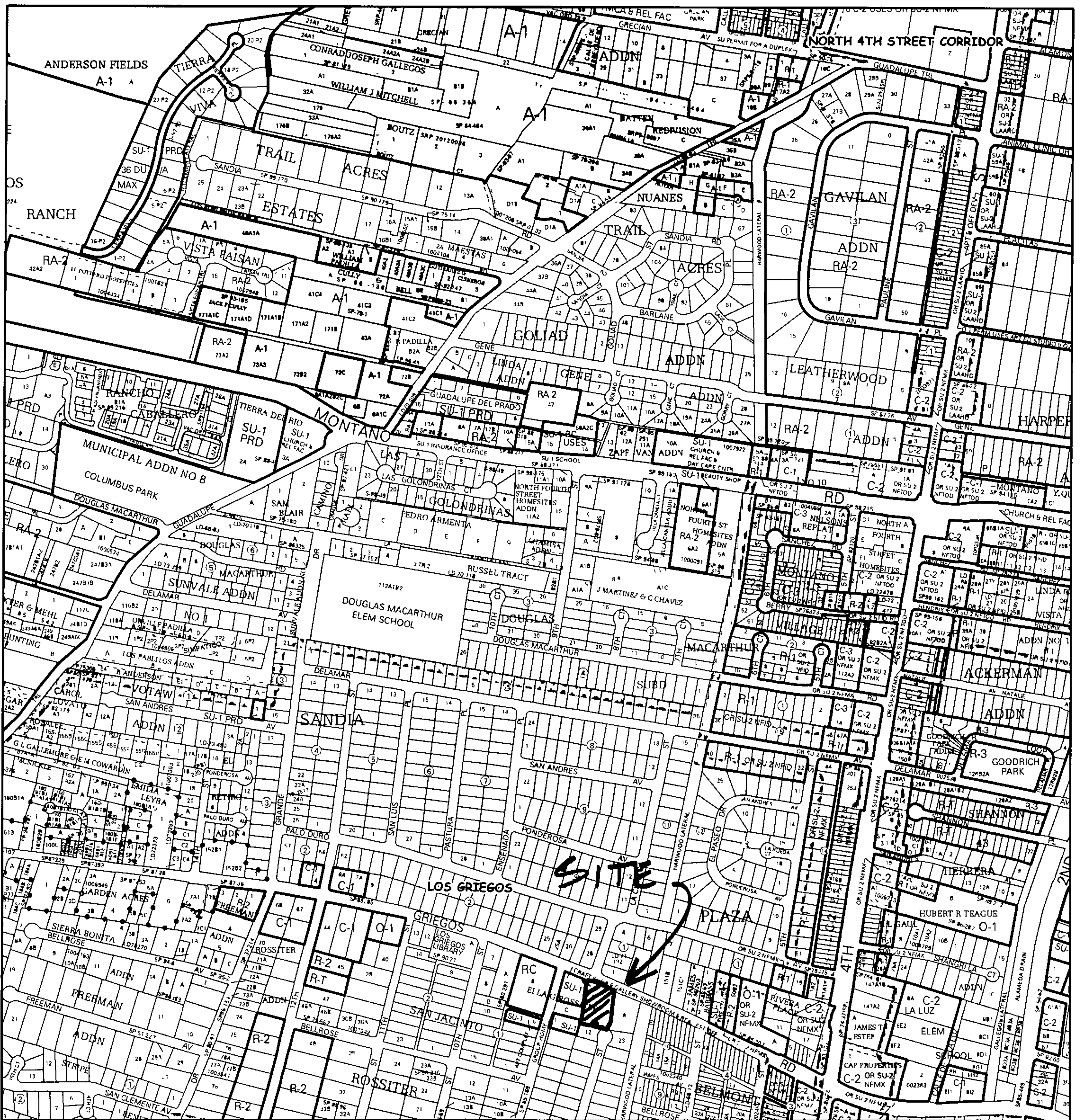


DATE SUBMITTED: 25 June 2014

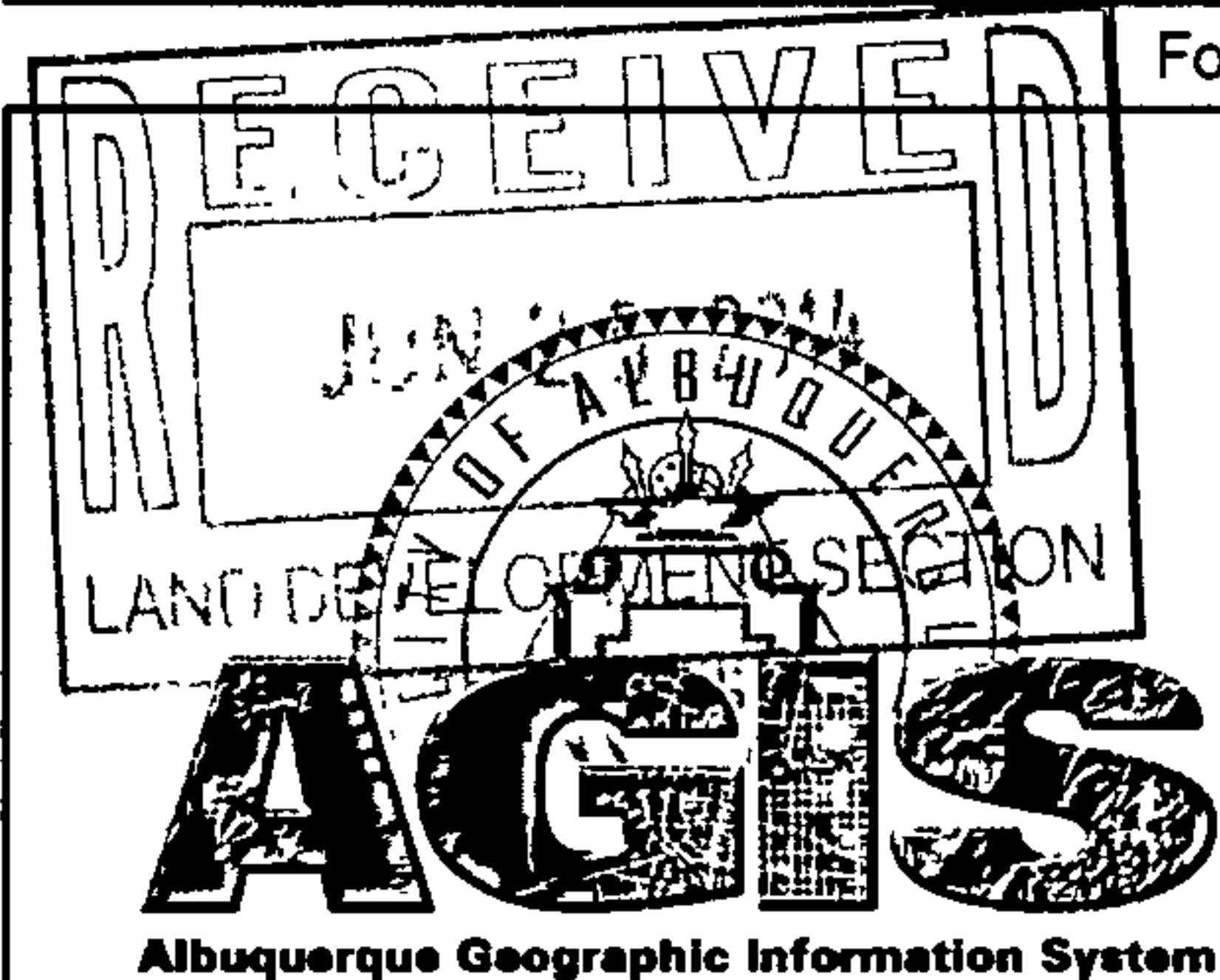
BY: David Aube P.E.

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:

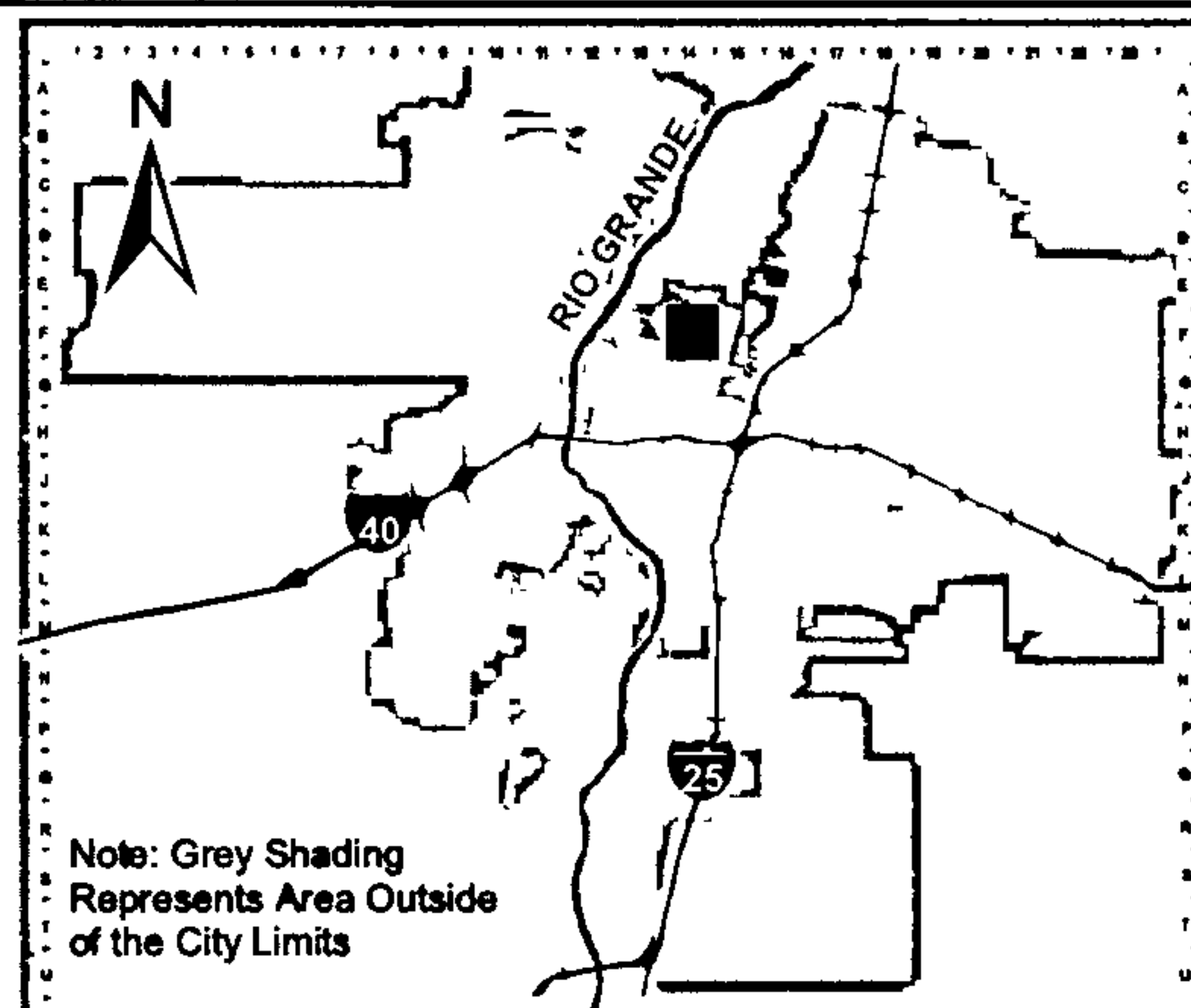
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 6/7/2013



Zone Atlas Page:

F-14-Z

Selected Symbols

- | | |
|----------------------|------------------------|
| SECTOR PLANS | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zones | Airport Noise Contours |
| H-1 Buffer Zone | Wall Overlay Zone |
| Petroglyph Mon. | |

0 750 1,500 Feet