



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 23, 2001

Raymond Hensley, P.E.
Construction Analysis & Management, Inc.
4001 Juan Tabo NE, Suite A
Albuquerque, NM 87111

**Re: Grading and Drainage Plan for Corona del Sol Townhomes,
(G11/D58), Engineer stamp dated 04/20/01.**

Dear Mr. Hensley,

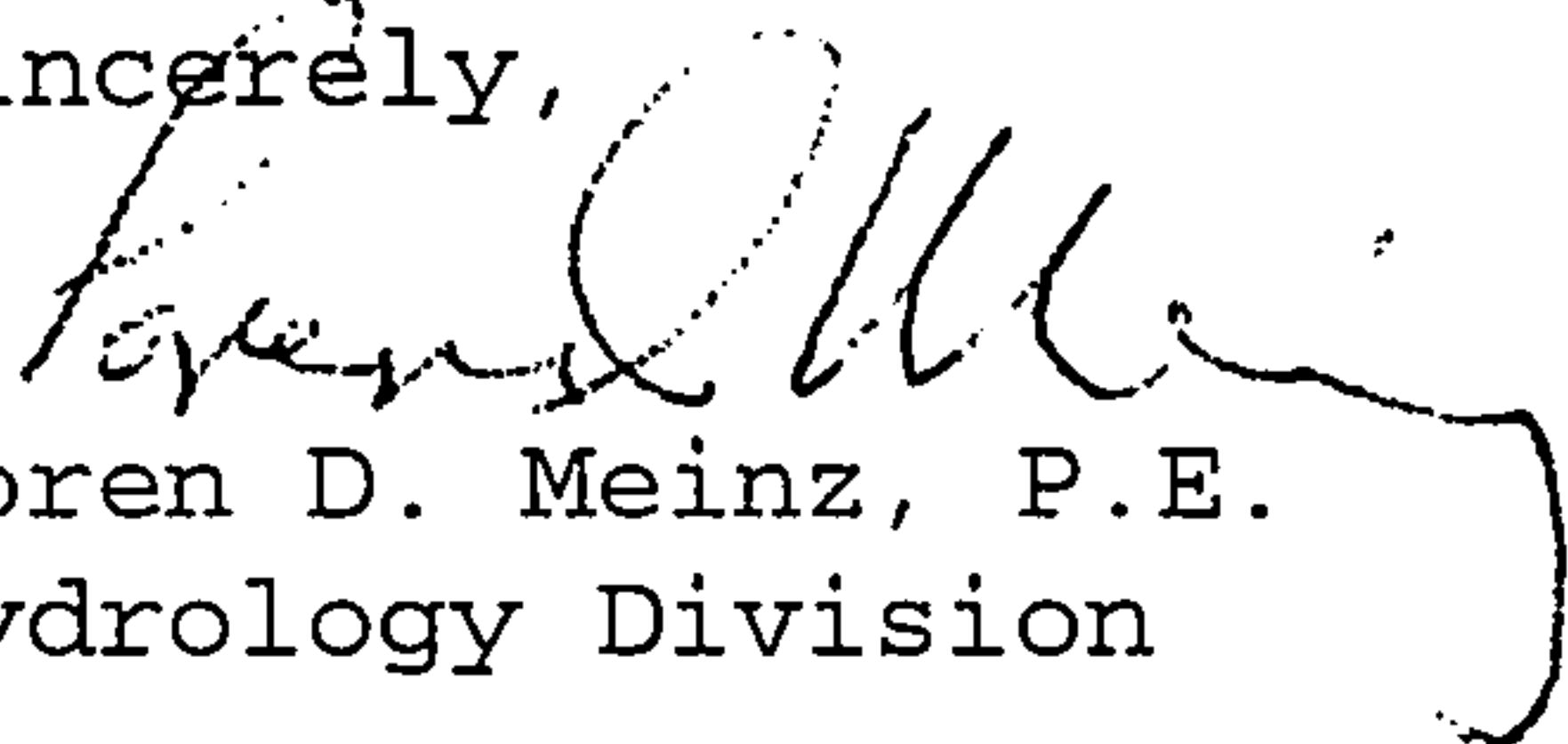
The above referenced plan is approved for Preliminary Plat action at DRB. Prior to Final Plat approval, please add the following information to the grading plan.

1. Show existing ground spot elevations for adjacent properties surrounding the proposed subdivision.

Prior to release of Financial Guarantees, Engineer's Certification, per the DPM checklist, of final site grading and drainage is required for final approval by Hydrology.

If you have any questions, please call me at 924-3980.

Sincerely,


Loren D. Mainz, P.E.
Hydrology Division

c: Terri Martin
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CORONA DEL SOL SUBDIVISION ZONE MAP/DRG. FILE #: 6-11-2/D58
DRB #: ✓ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 20, SEC 2, R2E, TION OF BERNALILLO COUNTY MAP 6-11-2 SUBDIV.
CITY ADDRESS: _____

ENGINEERING FIRM: CAMI
ADDRESS: 4001 JUAN TABO N.E.
CITY, STATE: ALBUQUERQUE, NM 87109

CONTACT: SHABIH / ADIL RIZVI
PHONE: 1-505-2198-3477
ZIP CODE: 87111

OWNER: ESMAEL HAIDARI
ADDRESS: 12008 GAZELLE PINE
CITY, STATE: ALBUQUERQUE, NM 87111

CONTACT: ESMAEL HAIDARI
PHONE: 480-2533
ZIP CODE: NM 87111

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ CLOMR/LOMR
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

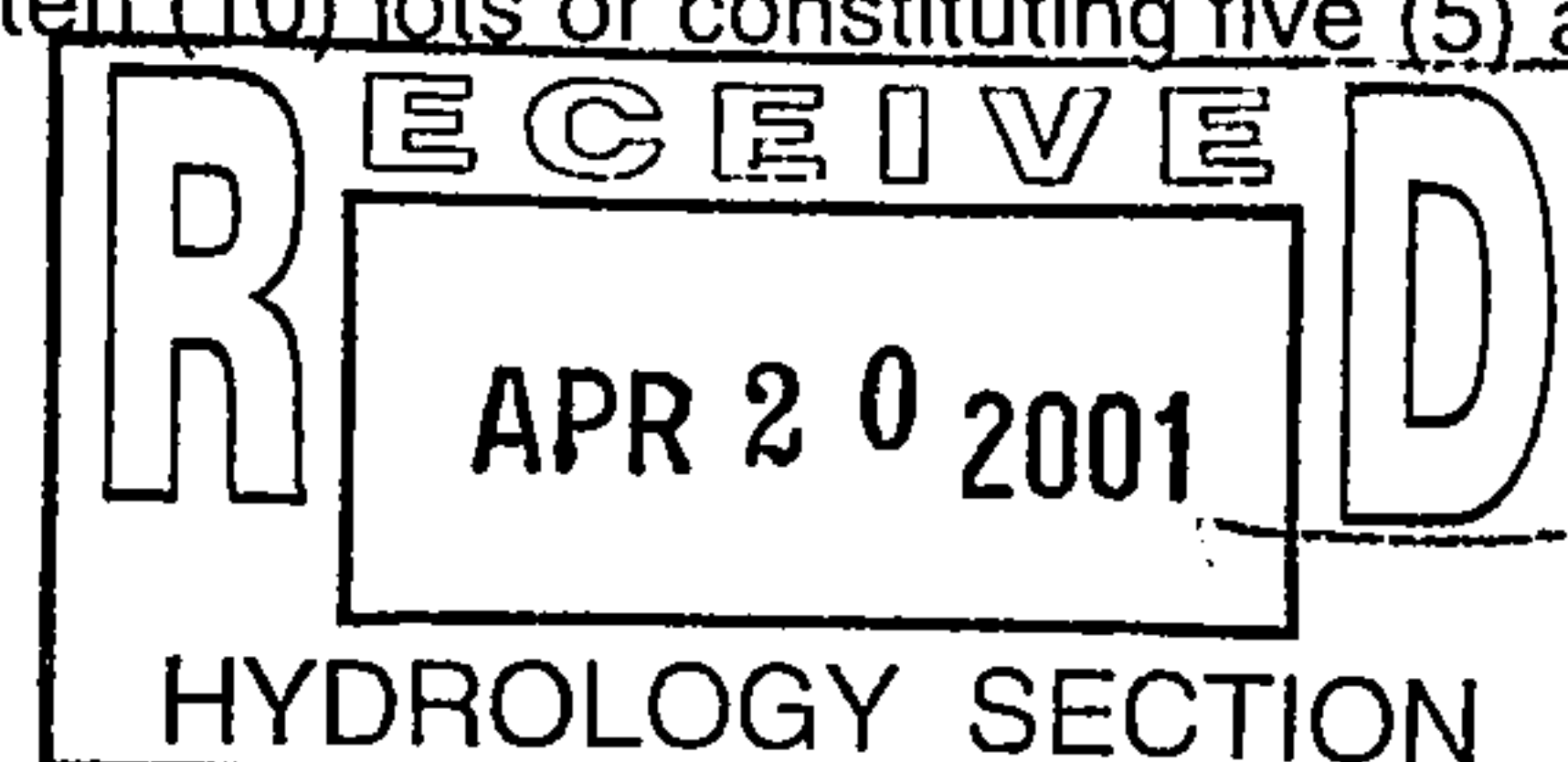
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

DATE SUBMITTED: 4/20/01 BY: SHABIH RIZVI

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.



2:28 pm



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 2001

Ray Hensley, PE
CAMI
4001 Juan Tabo NE Ste A
Albuquerque, NM 87111

**Re: Corona del Sol Townhomes Grading and Drainage Plan
Engineer Stamp 3-8-01 (G11/D58)**

Dear Mr. Hensley,

Based upon information provided in your submittal dated 3-8-01, the above referenced plan cannot be approved for Preliminary Plat until the following comments are addressed.

- Please provide pad configurations and elevations on the plan. Also needed are spot elevations at each corner of each lot and the intersection of the projected property line and the flowline.
- Please show a valley gutter at the intersection with Sequoia and provide flowline intersection elevations.
- It appears you are retaining against a wooden fence. You will need to build enough of a masonry wall to avoid this and show it on the plan.
- You make no mention of any off-site runoff entering the site.

If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CORONA DEL SOL Townhomes ZONE ATLAS/DRNG. FILE #: G-11/D58
RB #: 1000873 EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: TR 20 CORONA DEL SOL
CITY ADDRESS: SEQUOIA
ENGINEERING FIRM: CAMI CONTACT: Ron Hensley
ADDRESS: 4001 Juan Tabo N.E. #A PHONE: 298-3477
OWNER: Esmail HAIDARI CONTACT: _____
ADDRESS: 12008 Gazelle Pine PHONE: _____
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: Wayjohn Surveying CONTACT: Tom Johnston
ADDRESS: 330 LOUISIANA NE PHONE: 255-2052
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

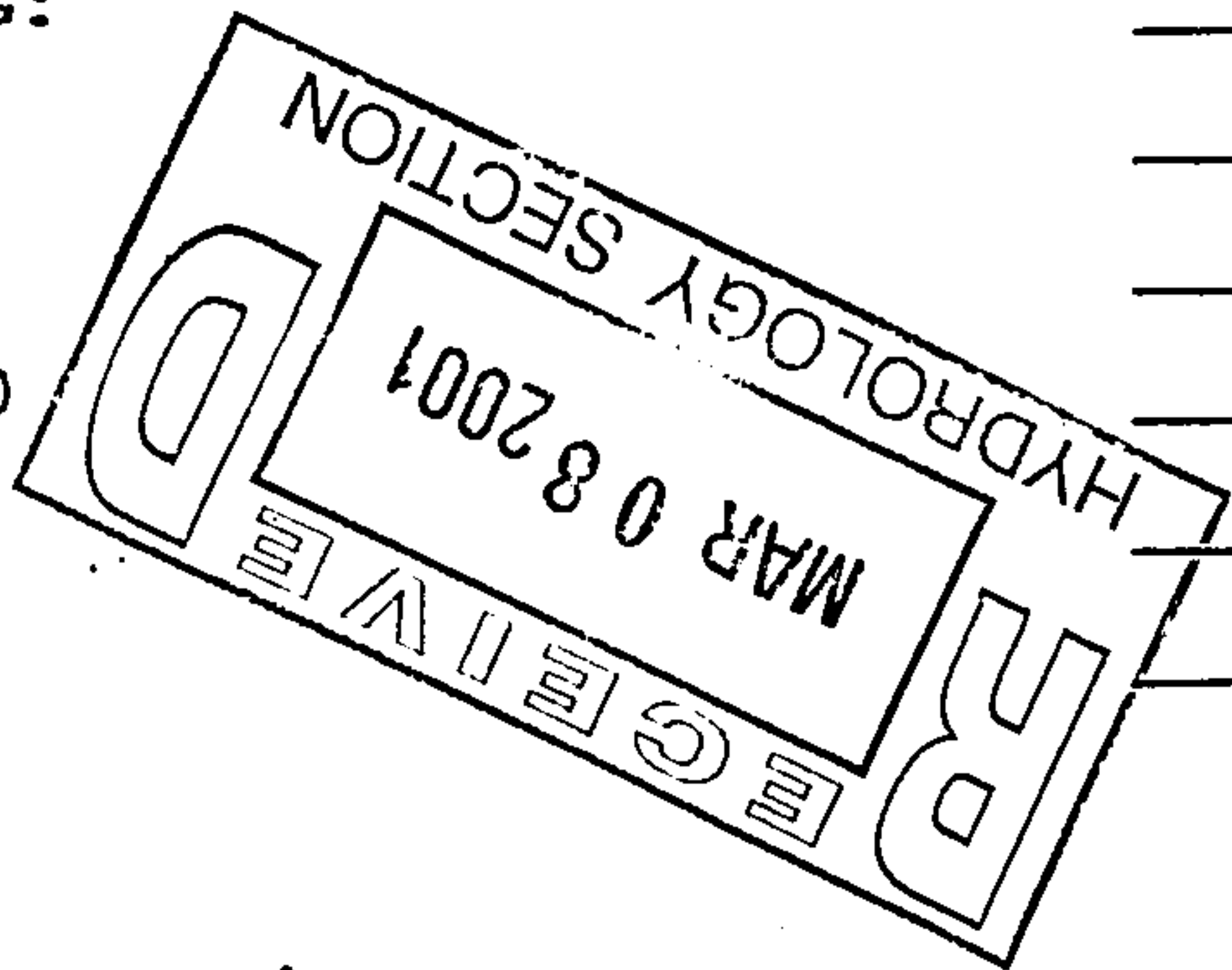
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☒ COPY PROVIDED

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)

DATE SUBMITTED: 3/8/01BY: [Signature]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES CENTER
HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. G-11 DATE: 11/8/00
PLANNING DIVISION NOS: EPC _____ DRB _____
SUBJECT: _____
STREET ADDRESS (IF UNKNOWN) Corner Sequoia/Alamogordo
SUBDIVISION NAME: Corona del Sol BLOCK: Tract 20 LOT: _____

TYPE OF PROJECT

<u> x </u> PRELIMINARY PLAT	_____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ (OTHER)	_____ ROUGH GRADING

ATTENDEES

<u>NAME</u>	<u>REPRESENTING</u>
<u>Ron Hensley</u>	<u>CAMI</u>
<u>Brad Bingham</u>	<u>CoA</u>
_____	_____
_____	_____
_____	_____

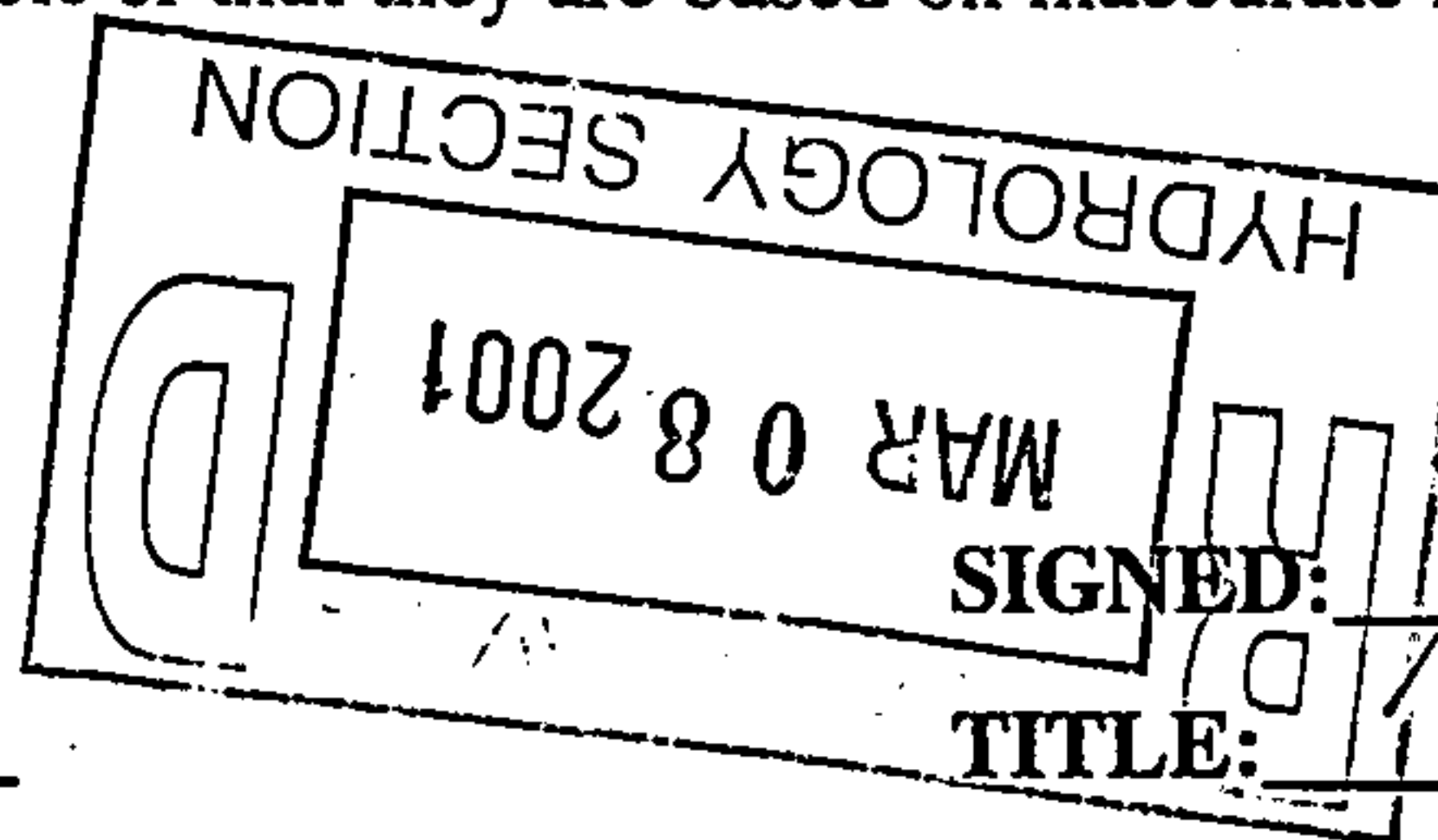
FINDINGS

All developed runoff to drain to street. In lieu of analyzing entire basin, install inlet at intersection. Direct discharge is desirable.

undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

CITY OF ALBUQUERQUE

SIGNED: Brad Bingham
TITLE: Sr Engineer
DATE: 11/8/00



APPLICANT

SIGNED: [Signature]
TITLE: _____
DATE: _____

NOTE: PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL.

(2)

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES CENTER
HYDROLOGY SECTION

CONFERENCE RECAP

G-11/D058
11/16/00

DRAINAGE FILE/ZONE ATLAS PAGE NO. G-11 DATE: 11/8/00
PLANNING DIVISION NOS: EPC _____ DRB _____
SUBJECT: _____
STREET ADDRESS (IF UNKNOWN) Corner Sequoia/Alamogordo
SUBDIVISION NAME: Corona del Sol BLOCK: Tract 20 LOT: _____

TYPE OF PROJECT

<u>x</u> PRELIMINARY PLAT	_____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ (OTHER)	_____ ROUGH GRADING

ATTENDEES

<u>NAME</u>		<u>REPRESENTING</u>
<u>Ron Hensley</u>	Pls start file Name: Corona del Sol, Tract 20	<u>CAMI</u>
<u>Brad Bingham</u>		<u>CoA</u>
_____		_____
_____		_____
_____		_____

FINDINGS

All developed runoff to drain to street. In lieu of analyzing entire basin, install inlet at intersection. Direct discharge is desirable.

undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

CITY OF ALBUQUERQUE

APPLICANT

SIGNED: Brad Bingham
TITLE: Sr Engineer
DATE: 11/8/00

SIGNED: Tom Stachy
TITLE: _____
DATE: _____

NOTE: PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL.

SEQUOIA ROAD, NW

190.0823

SAS MH
N. RIM 5108.28
INV.(N) 5099.33
INV.(C) 5099.65
INV.(S) 5099.36

SAS MH
N. RIM 5107.65
INV.(W) 5101.60

SS MH
N. RIM 5107.30
INV. 5078.20

BM
MEDALLION "TERRACON CONST."
SET IN SIDEWALK
5108.09

TC 5108.31
FL 5107.72

TC @ PC
5108.43

WATER METER BOX

S 85°14'27" E

85°00' E

190.00

190.08 4' CONC. SIDEWALK

Found 1/2" Rebar, ca. No. 1D-

5109

5110

5111

ADJ. BLDG.

ADJ. BLDG.

PLATE

ADJ. BLDG.

TRACT 20

Area = 51967 sq.ft
1.190 Acres

73.1733

38.4819

33.5

25ft

44

80

70

189.8921

273.62

273.63

273.63

273.63

273.63

273.63

273.63

273.63

273.63

273.63

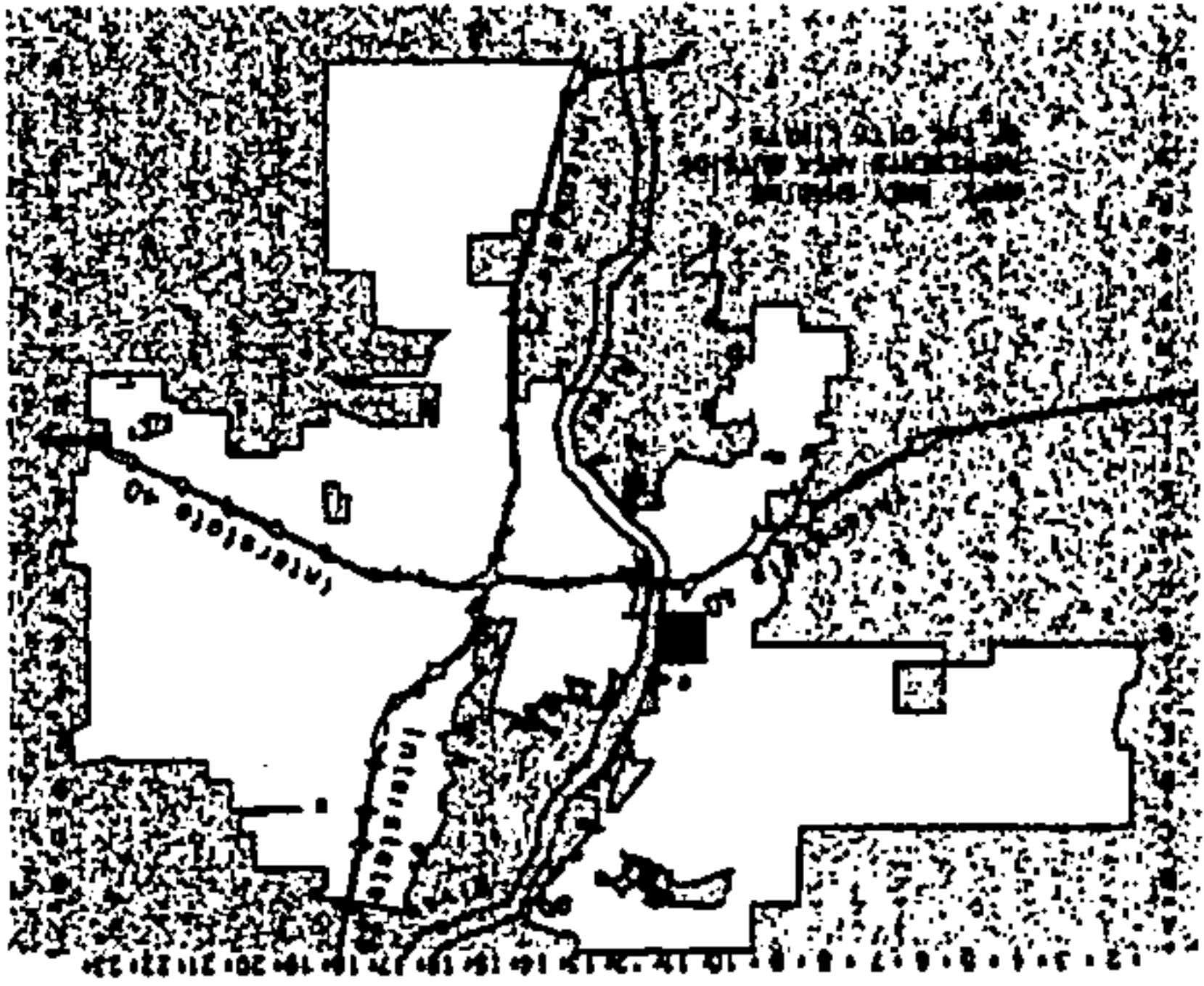
273.63

TRACT 21
CORDONA DEL SOL
(Filed July 25, 1981; Vol. D3, Folio 10)

TRACT 22-B-1
CORDONA DEL SOL
(Filed May 20, 1994; Vol. 94C, Folio 171)

TRACT 22-B-1
CORDONA DEL SOL
(Filed May 20, 1994; Vol. 94C, Folio 171)

SCALE
1" = 30'



APR 1 1964
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

