

September 11, 1997

Martin J. Chávez, Mayor

Marvin Kortum, P.E.
1605 Speakman Drive SE
Albuquerque, NM 87123

***RE: LOTS 3A2 -3A9 (G12-D24). GRADING AND DRAINAGE PLAN FOR SITE
DEVELOPMENT PLAN FOR SUBDIVISION AND FINAL PLAT APPROVALS.
ENGINEER'S STAMP DATED AUGUST 12, 1997.***

Dear Mr Kortum:

Based on the information provided on your August 20, 1997 submittal, City Hydrology has the following comments:

1. Why don't you take some of your storm water to the pipe in Rio Grande? The street is below your site. If you can utilize the storm drain, this site cannot be considered for the flat grading scheme.
2. What is the finish floor elevations for the existing structures? Each structure must have a finish floor elevation of 4965.32 for this site to be considered for a flat grading scheme.
3. Your second page provides basin flow calculations. I am unable to locate these basins on your grading an drainage plan. A flat grading scheme should consist of one drainage basin.
4. A wall will be required along the north, east and south property lines. The flat grading scheme allows for an existing irrigation ditch berm to be used as a perimeter wall, however, the construction of new berms (with no irrigation ditch requirement), in place of walls, is not permitted.
5. Walls will not be permitted between lots. If a barrier is desired for privacy, fences are preferred between the lots. Storm water must be able to flow evenly between lots.

Good for You, Albuquerque!

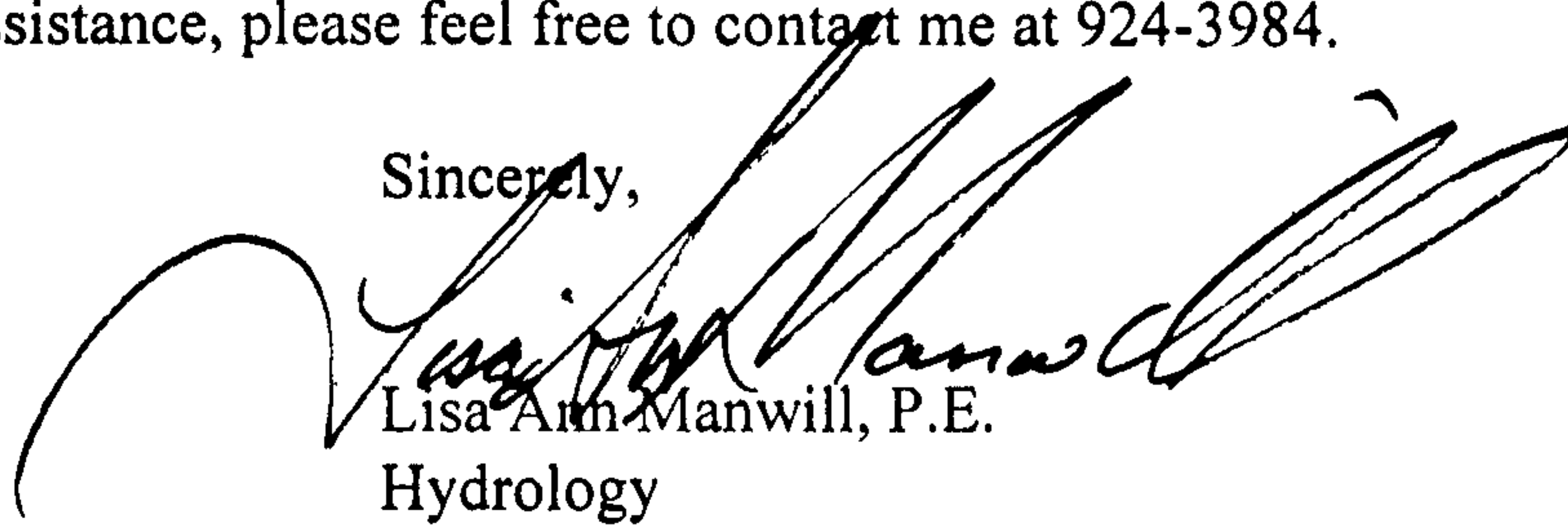


Letter Continued
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6. Where is the access to these lots? I see the drive way cut along Rio Grande. It looks like there is a landscaped garden or orchard area to the east of the driveway cut. The roadway to these lots must be designed and shown on the plan.
7. A flat grading scheme would require that the entire site have a blanket, cross lot drainage easement. Why do you show a 62-foot drainage easement through the middle of the subdivision?

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

D024

PROJECT TITLE: Grading and Drainage Plan
Lots 3A-2 through 3A-9 ZONE ATLAS/DRNG. FILE #: G-12/8113

LEGAL DESCRIPTION: Lots 3A-2 through 3A-9, Alvarado Gardens

CITY ADDRESS: 2700 Rio Grande Blvd. N.W. 87107

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE
Albuquerque, NM 87123 PHONE: (505) 299-0774

OWNER: Richard Percelick CONTACT: _____

ADDRESS: 2700 Rio Grande Blvd. N.W. 87107 PHONE: 345-3541

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

- ☐ YES
☒ NO
☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED

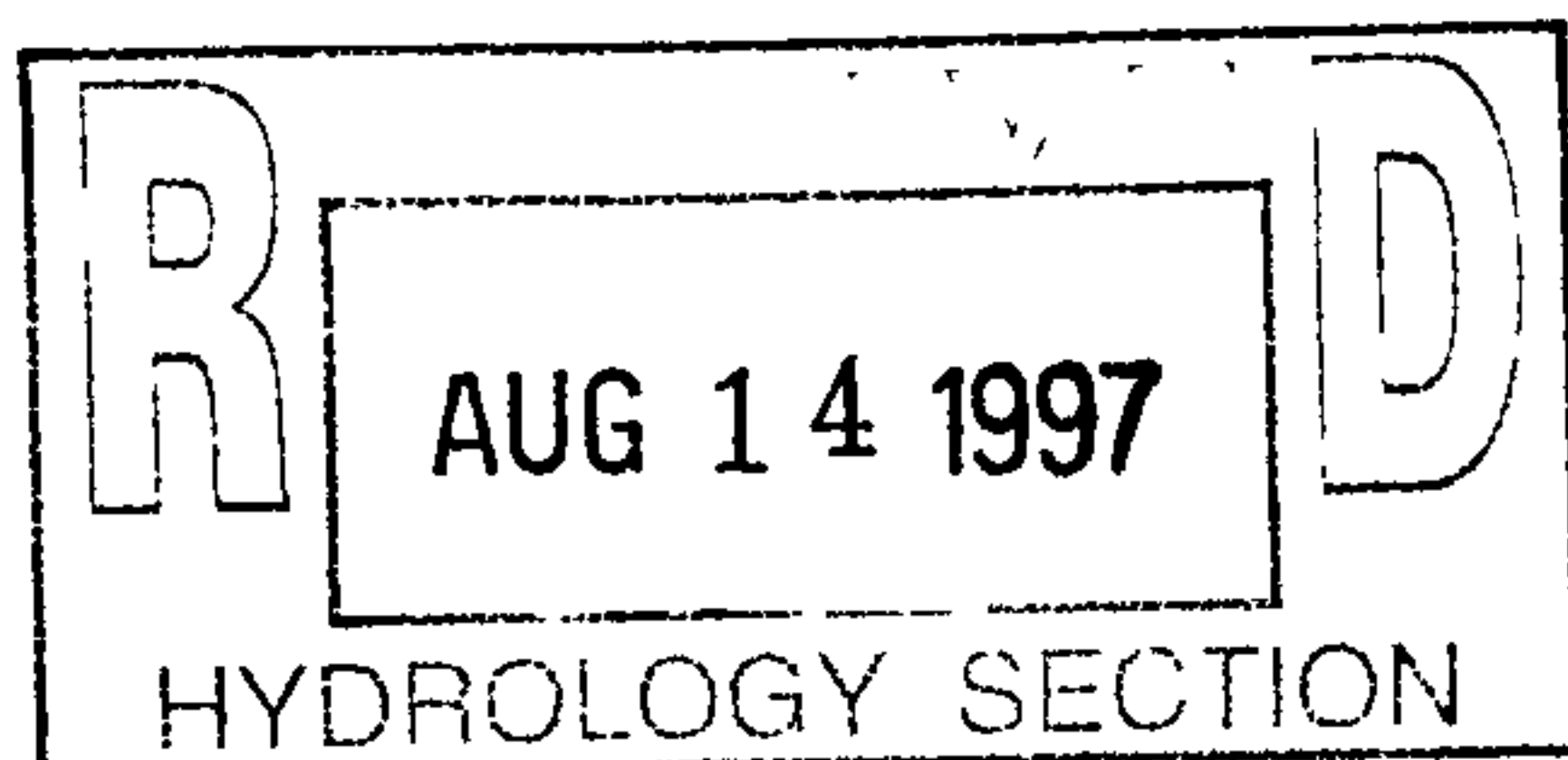
DRB NO. 96-404
 EPC NO. _____
 PROJ. NO. _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ SITE DEVELOPMENT PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)



DATE SUBMITTED: August 12, 1997
 BY: Marvin R Kortum