



Kevin P. Broderick
06/01/2005 07:36 AM

To: "Jackie McDowell" <jmcdowel3@comcast.net>@PUBCABAQ
cc: "Bingham, Brad" <bbingham@cabq.gov>
Subject: Re: Davis Pinon Terrace Apartments Repavement 

No work can be done in the alley without a work order. Your attached sketch shows the parking lot extending into the alley which cannot happen without either the alley being vacated or a revocable permit being issued for the alley (with an annual fee). The alley is still public ROW - if there is a desire to use the alley for something else, the best thing would be to vacate the alley then your attached sketch would work.

Kevin

"Jackie McDowell"
<jmcdowel3@comcast.net>

To: "Broderick, Kevin" <kbroderick@cabq.gov>, "Bingham, Brad"
<bbingham@cabq.gov>

05/20/2005 05:13 AM

cc:
Subject: Davis Pinon Terrace Apartments Repavement

Hello Brad & Kevin,

Attached is a sketch showing the repaving project that Mr. Robert Davis is proposing for the subject property.

The site is located along the north side of Comanche, just east of Wyoming. The existing apartments are approx. 30 years old and the paving for the parking lot also appears to be very old and is in a decrepit state. The site is bounded on the north and the east by existing 20' non-maintained alleys which are in very bad shape and in need of some TLC. The neglect of these alleys has led to transients staying and littering in the alleys and surrounding areas. The Owner of the apartments (Mr. Davis) would like to pave 10 feet of the westerly half of the east alley and landscape the other 10 feet. He would also like to landscape the north alley. The landscaping would consist of a walking trail material (gravel) with adjacent shrubs and vegetation to be irrigated and maintained by the Owner of the apartments.

Improvements to the apartment complex parking lot include: 3" new asphalt pavement on top of 12" subgrade prep, concrete curbing to frame the new asphalt pavement, a concrete valley gutter for better drainage in the center drive of the parking lot, new/wider driveways at the existing entrances in accordance with COA standards, new parking striping with wider parking spaces, and landscaping. The approximate cost of these improvements is \$90,000 to be born entirely by the owner.

Please review the sketch and provide me with your comments. In particular:

1. Is the Owner allowed to improve the alleys with landscaping and asphalt stabilization?
2. Are any permits required for the replacement of the existing drivepads?

3. I assume that a Grading & Drainage plan is not required since the parking lot is currently paved and no change in the drainage conditions and outfall rate from the property improvements will be made.

Your timely comments and answers to the questions above are greatly appreciated.

Please call me if you have any questions or would like to discuss this project.

Sincerely,

Jackie S. McDowell, PE
MCDOWELL ENGINEERING, INC.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122
Voice: 505-828-2430
Fax: 505-821-4857



email: jackmcdowell@comcast.net DAVIS&PTS.pdf

McDowell Engineering, Inc.

Jackie Sedillo McDowell, P.E.
Civil Engineering Consultant

May 24, 2005

Mr. Brad Bingham
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **DAVIS - PINON TERRACE APARTMENTS REPAVING PROJECT**

Dear Mr. Bingham:

~~NOT~~ **ABANDONED or VACATED**
Neighbor hood Assoc. protested Vacation Request

Enclosed is the Grading and Drainage Plan for the proposed repaving and landscaping improvements for the easterly portion of Tract A, Block 4, Del Mar Terrace Addition and the two adjoining (along the north and east property boundaries) 20' wide abandoned alleys. We are proposing to repave the existing apartment complex parking lot and modify the grades to allow for a positive slope to Comanche Road. The existing parking lot does not drain very well, is very old and in very bad condition. The improvements to the parking lot include landscaping the front area of the apartments between the two existing driveways. Changing this area from a paved traffic lane to a landscaping island will aide in controlling undesirable Comanche traffic which uses this property to make a u-turn while going east bound to west bound. The major portion of the parking lot has been redesigned with wider (9') and deeper (18' to 20') parking spaces. The east parking area will extend into the existing abandoned alley where improvements to the alley include a 10' landscaped buffer to be installed and maintained by the owner of the Pino Terrace Apartments along with asphalt pavement for parking and curbing to separate the parking area from the landscaping area.

Drainage calculations area attached. There is a reduction in flow rate and storm water runoff volume of about 2 percent.

The two existing driveways adjacent to Comanche will be removed and replaced with wider driveways per COA standards. Please review the proposed width of the driveways an provide recommendations/requirements on width and location.

If you have any questions or need additional information, please do not hesitate to call me.

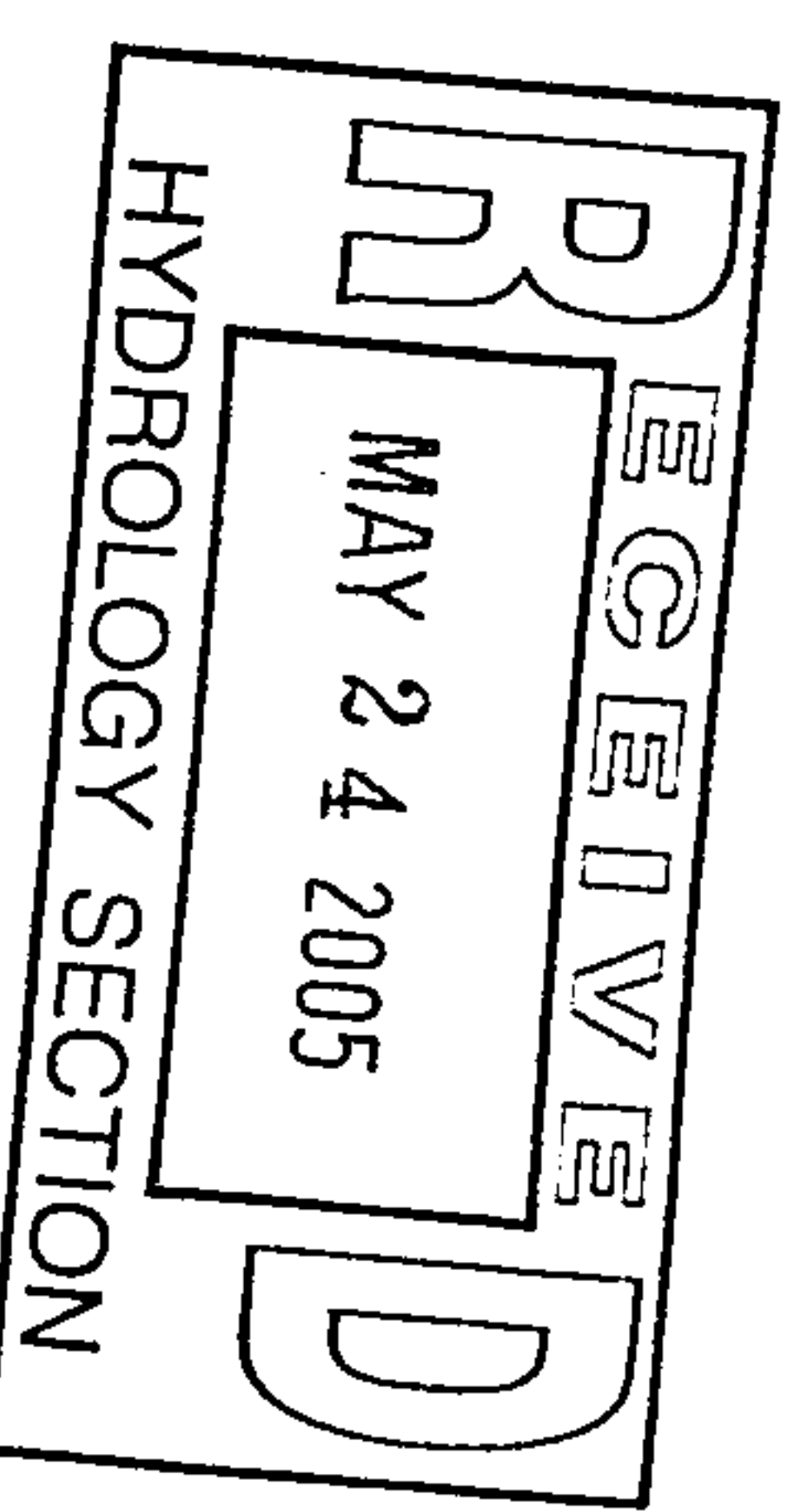
Sincerely,

MCDOWELL ENGINEERING, INC.



Jackie S. McDowell, P.E.

Copy: Owner



24-May-05

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 3

Depth at 100-year, 6-hour storm: (Table A-2)

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$$7 \cdot \text{SQR}((N \cdot N) + (5 \cdot N))$$

where N = units/acre

$$N = \text{-----} = \text{-----}, \text{ok} < 6$$

Therefore Percent Treatment D =
(includes local streets)

0.00%

N =

0.00

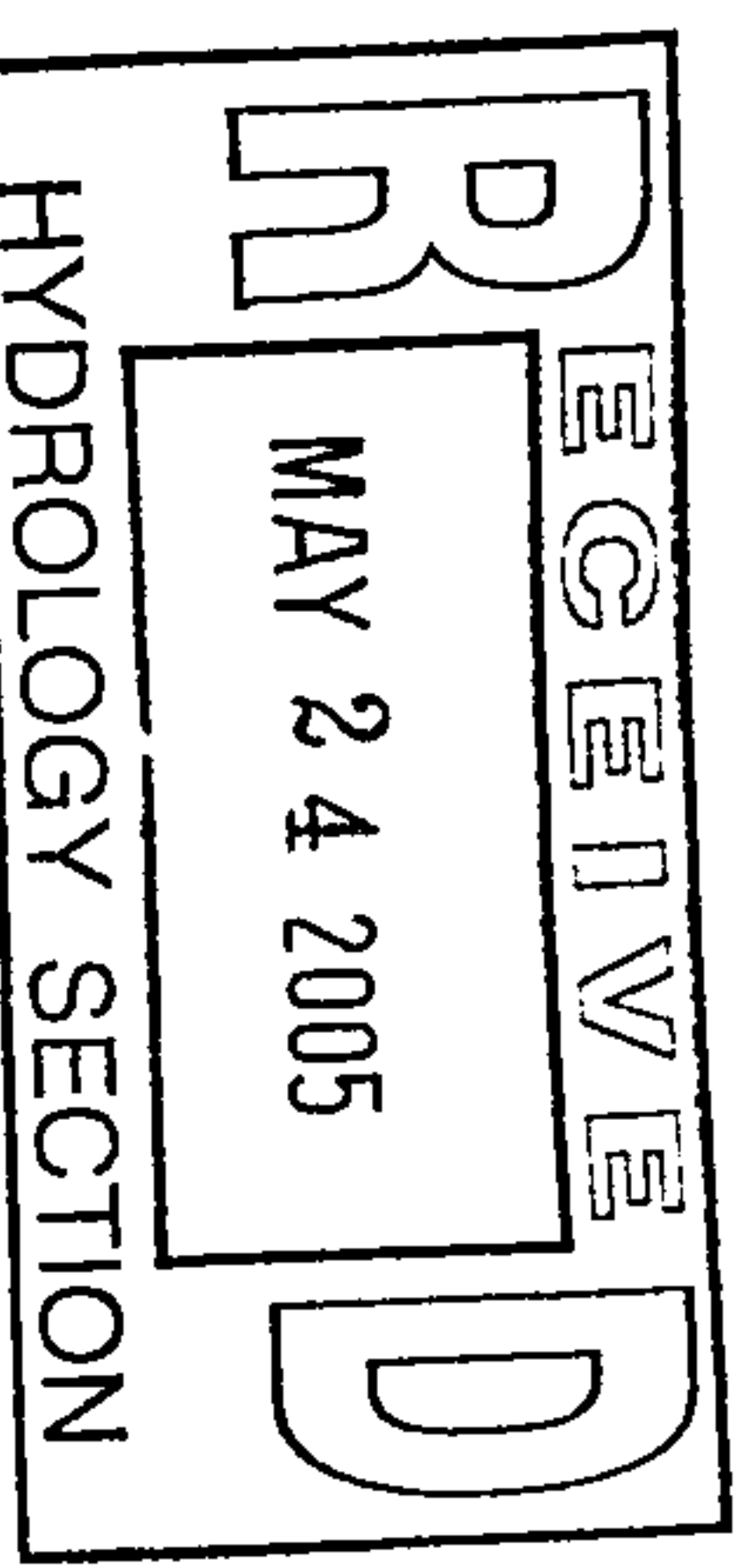
DAVIS - PINON TERRACE
APARTMENTS
Easterly portion of Tract A
and 20' Alley along
North and East Property
P = 2.60 inches

write up calculations
and be stamped,
signed, & dated

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.30	0.60
Treatment C	0.30	0.00
Treatment D	2.40	2.40
Total (acres) =	3.00	3.00

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.53	0.52	0.32	0.32	0.18	0.18
Volume (cubic feet) =	22,967	22,564	14,135	13,852	8,037	7,884

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.78	1.56	0.36	0.71	0.06	0.13
Treatment C	1.04	0.00	0.60	0.00	0.23	0.00
Treatment D	12.05	12.05	8.14	8.14	4.90	4.90
Total Q (cfs) =	13.86 ✓	13.61	9.09 ✓	8.85	5.19	5.02



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: DAVIS PINON TERRACE APTS. PAVING ZONE MAP/DRG. FILE #: G-20/b45
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Easterly portion of Tract A, Block 4, Del Mar Terrace Addition
CITY ADDRESS: _____

ENGINEERING FIRM: MCDOWELL ENGINEERING, INC.
ADDRESS: 7820 BEVERLY HILLS AVE. NE
CITY, STATE: ALBUQUERQUE, NM
CONTACT: JACKIE S. MCDOWELL
PHONE: (505) 828-2430
ZIP CODE: 87122

OWNER: ROBERT DAVIS
ADDRESS: 9001 CORONA AVE. NE
CITY, STATE: ALBUQUERQUE, NM
CONTACT: ROBERT DAVIS
PHONE: (505) 235-0916
ZIP CODE: 87122

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: SURVEYS SOUTHWEST, LTD.
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBUQUERQUE, NM
CONTACT: DAN GRANNEY
PHONE: (505) 998-0303
ZIP CODE: 87102

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUBD 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) _____

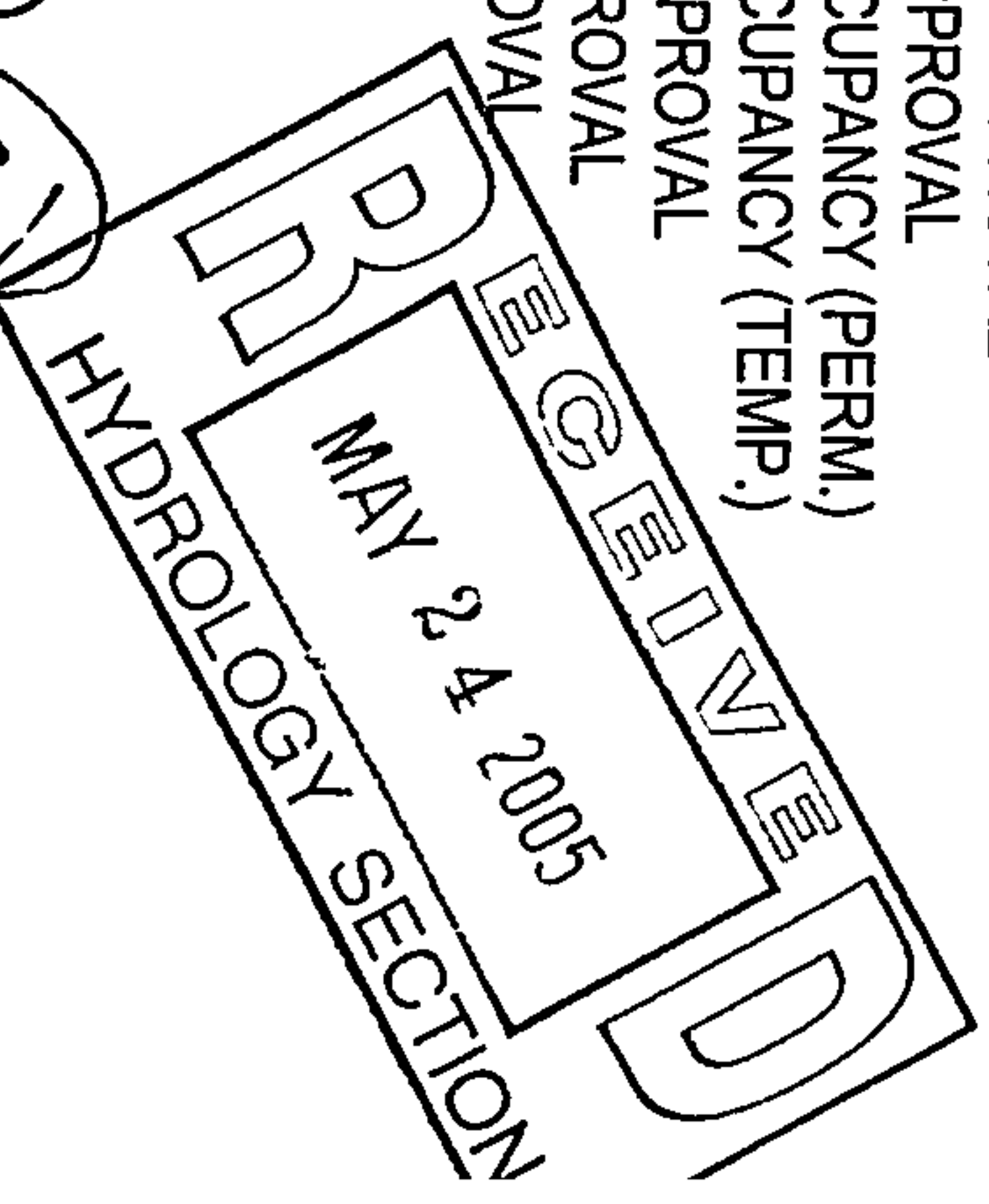
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ DON'T REMEMBER

DATE SUBMITTED: 24-May-2005 BY: Jackie S. McDowell

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 degrees 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 acres.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



CITY OF ALBUQUERQUE



June 7, 2005

Jackie McDowell, P.E.
McDowell Engineering
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

**Re: Davis Pinon Terrace Apartments, 8409 Comanche Road NE, Grading and
Drainage Plan**

Engineer's Stamp dated 5-20-05 (G20-D45)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 5-24-05, the above referenced plan cannot be approved for Paving Permit or Grading Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

1. The 20 foot alleys along the northern and eastern property lines have not been abandoned and are not vacated. Therefore, the proposed paving and grading cannot take place within these alleys.
2. The drainage write-up and calculations must be stamped, signed, and dated by a professional engineer licensed in the state of New Mexico.

New Mexico 87103

If you have any questions, you can contact me at 924-3981.

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



September 13, 2005

Jackie S. McDowell, PE
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE.
Albuquerque, NM 87122

Re: **Davis Pinon Terrace Apts. Paving**
Engineer's Stamp dated 08-27-05 (G20/D45)

Dear Ms. McDowell,

Based upon the information provided in your submittals dated 08/27/05, the above referenced report cannot be approved for Grading Permit Approval and Paving Permit Approval until the following comments are addressed.

- The Revocable Permit is needed for the alleyway. Otherwise this plan is acceptable. Please forward a copy of the executable Permit and I will approve this plan for Grading and Paving Permits.

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

Kind file,
file for review

PROJECT TITLE: DAVIS PINON TERRACE APTS. PAVING ZONE MAP/DRG. FILE #: G-20/1545
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Easterly portion of Tract A, Block 4, Del Mar Terrace Addition
CITY ADDRESS: _____

ENGINEERING FIRM: MCDOWELL ENGINEERING, INC. CONTACT: JACKIE S. MCDOWELL
ADDRESS: 7820 BEVERLY HILLS AVE. NE PHONE: (505) 828-2430
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87122

OWNER: ROBERT DAVIS CONTACT: ROBERT DAVIS
ADDRESS: 16126 SPENCER ST. PHONE: (402) 203-2995
CITY, STATE: OMAHA, NE 68116 ZIP CODE: 68116

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: SURVEYS SOUTHWEST, LTD. CONTACT: DAN GRANNEY
ADDRESS: 333 LOMAS BLVD. NE PHONE: (505) 998-0303
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

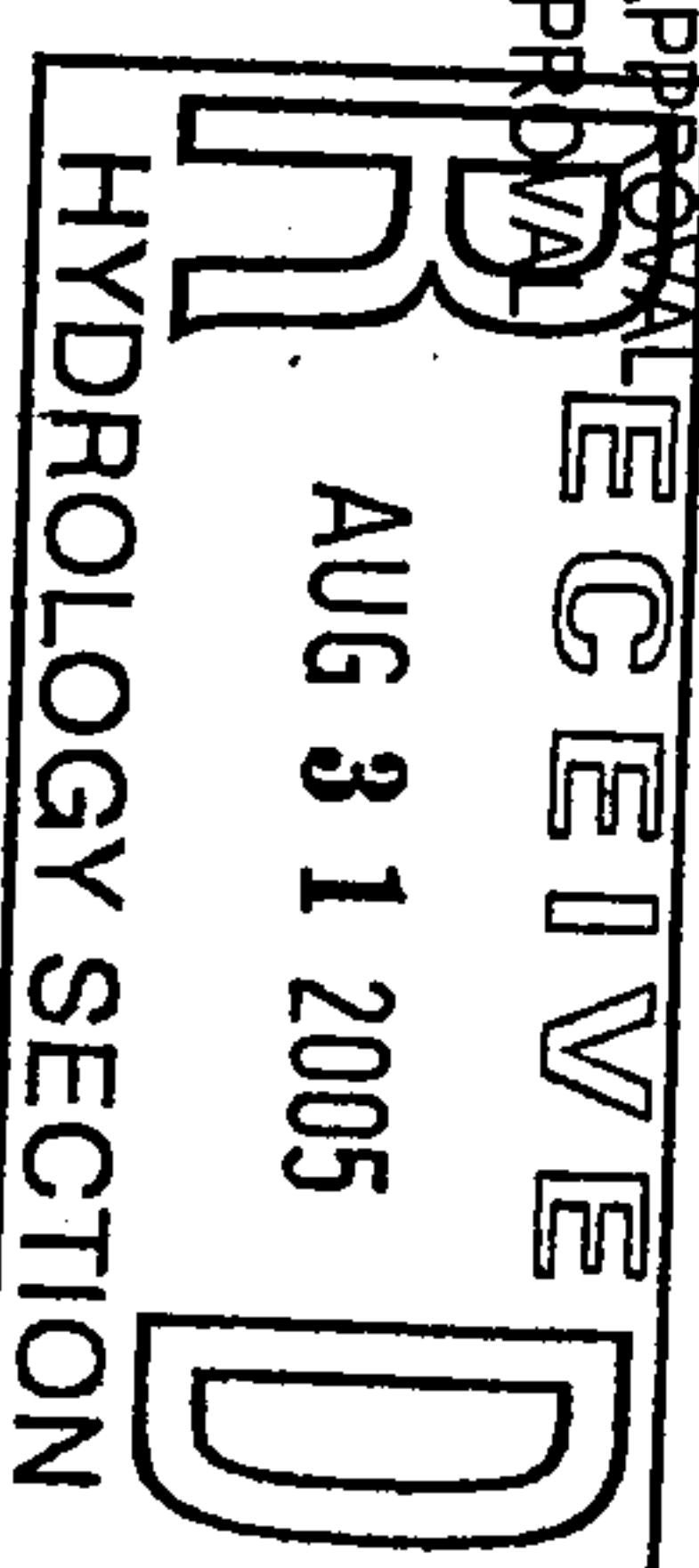
CHECK TYPE OF SUBMITTAL:
— DRAINAGE REPORT
✓ DRAINAGE PLAN
— CONCEPTUAL GRADING & DRAINAGE PLAN
✓ GRADING PLAN
— EROSION CONTROL PLAN
— ENGINEER'S CERTIFICATION (HYDROLOGY)
— CLOMR / LOMR
— TRAFFIC CIRCULATION LAYOUT (TCL)
— ENGINEER'S CERTIFICATION (TCL)
— ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
✓ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
— SIA / FINANCIAL GUARANTEE RELEASE
— PRELIMINARY PLAT APPROVAL
— S. DEV. PLAN FOR SUBD 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
— DON'T REMEMBER

DATE SUBMITTED: 29-Aug-2005 BY: Jackie S. McDowell



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 degrees 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 acres.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

McDowell Engineering, Inc.

7820 Beverly Hills Ave. NE

Albuquerque, NM 87122

Tele: 505-828-2430

Fax: 505-821-4857

LETTER OF TRANSMITTAL

TO:

Braed Bingham

COA Hydrology

Planning Dept.

DATE:

8-29-05

PROJ. #:

S20-D45

RE: DAVIS - PINON TERRACE APTS. DEVELOPMENT

WE ARE SENDING YOU: ☒ Attached

☐ Under Separate Cover via Delivery the following items:

COPIES	DATE	DESCRIPTION
<u>10</u>		<u>Revised/Updated Grading/Drainage /</u>
		<u>Parings Plan</u>
<u>1</u>		<u>Calculations- stamped</u>
<u>1</u>		<u>Info. Sheet</u>
		<u>Review Correspondence letters 6-7-05</u>

THESE ARE TRANSMITTED as check below:

6-14-05

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review & Comment

Other _____

REMARKS: Braed- the owner is working on the

Reversible Permit for the alley.

Please call me or email me w/ any questions.

My email address is: jackmcdowell@

comcast.net

COPY TO:

JB

RECEIVED

SIGNED:

AUG 31 2005

Jackie S. McDowell, P.E.

If enclosed ~~HYDROLOGY~~ SECTION, kindly notify us at once.

24-May-05

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 3

Depth at 100-year, 6-hour storm: (Table A-2)

P = 2.60 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$7 \times \text{SQR}((N \times N) + (5 \times N))$

where N = units/acre

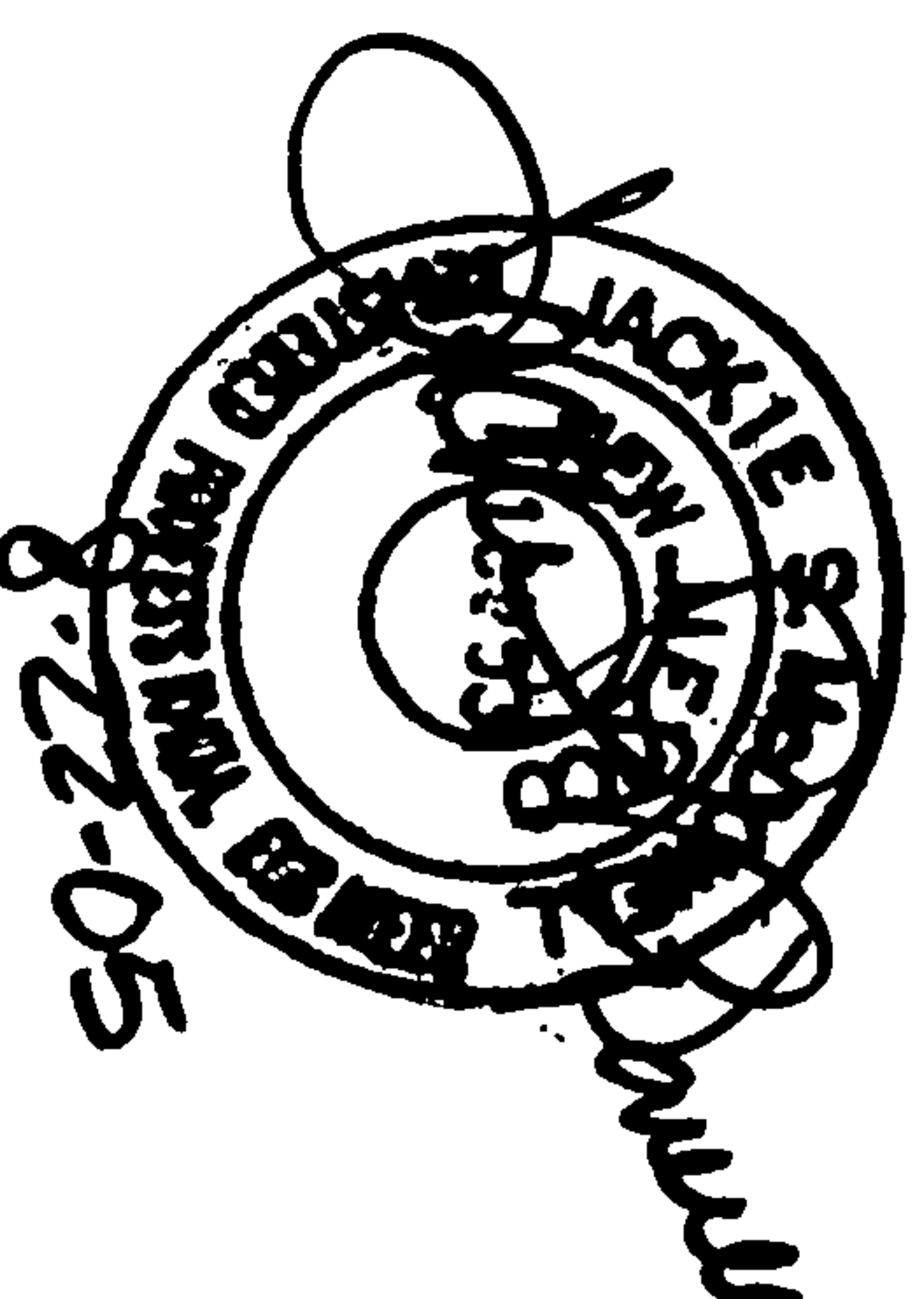
N = -----, ok < 6

Therefore Percent Treatment D = 0.00%

(includes local streets)

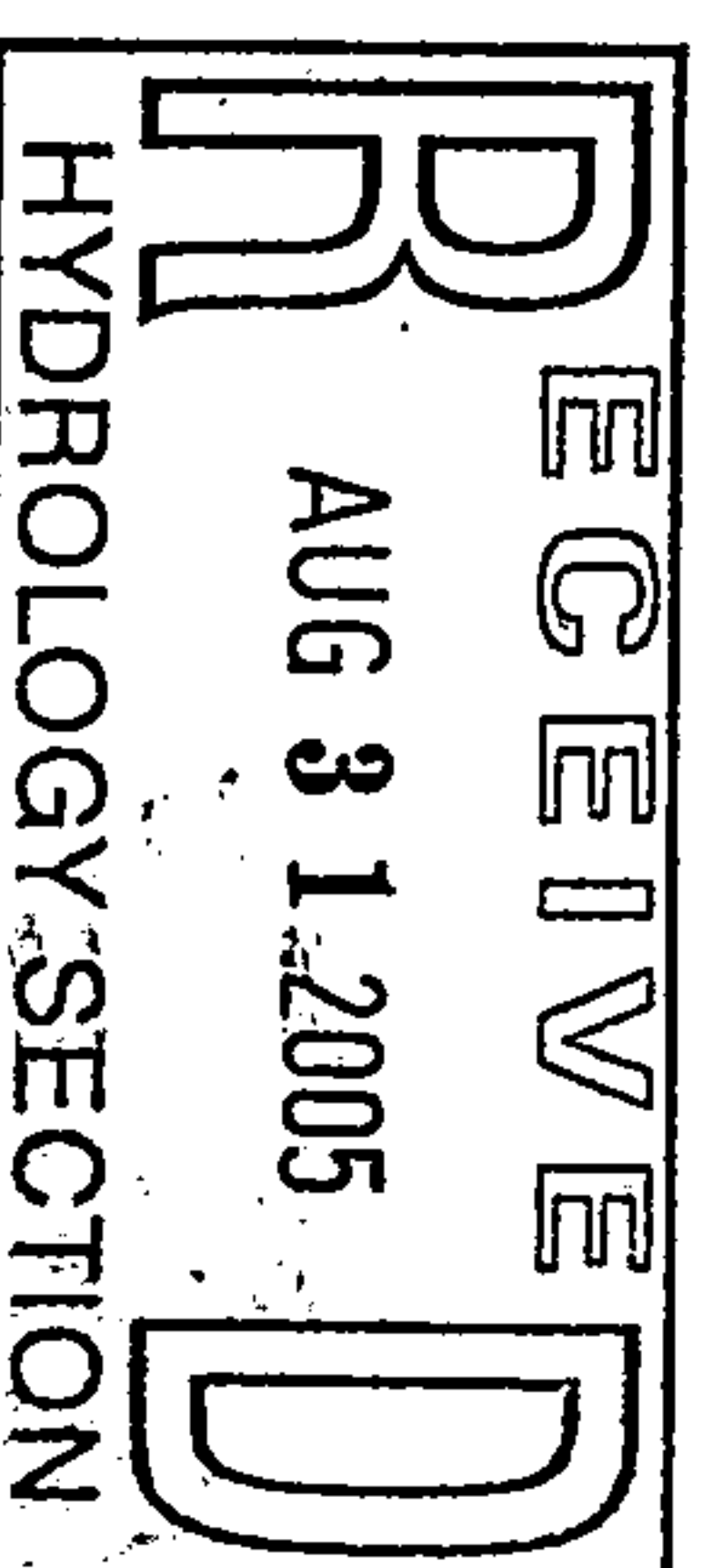
N = 0.00

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.30	0.60
Treatment C	0.30	0.00
Treatment D	2.40	2.40
Total (acres) =	3.00	3.00



Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.53	0.52	0.32	0.32	0.18	0.18
Volume (cubic feet) =	22,967	22,564	14,135	13,852	8,037	7,884

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.78	1.56	0.36	0.71	0.06	0.13
Treatment C	1.04	0.00	0.60	0.00	0.23	0.00
Treatment D	12.05	12.05	8.14	8.14	4.90	4.90
Total Q (cfs) =	13.86	13.61	9.09	8.85	5.19	5.02



McDowell Engineering, Inc.

Jackie Sedillo McDowell, P.E.
Civil Engineering Consultant

June 14, 2005

Mr. Bradley Bingham, PE
City of Albuquerque
Principal Engineer, Planning Dept.
Development and Building Services
P.O. Box 1293
Albuquerque, NM 87103

**RE: DAVIS PINON TERRACE APARTMENTS – REPAVING PROJECT
FILE NO. G20-D45**

Dear Mr. Bingham:

We received your letter dated June 7, 2005, and respond as follows:

1. Since the alleys have not technically been abandoned or vacated by the City, we would like to have the City issue a revocable permit for the partial paving and landscaping of the east alley per Mr. Kevin Broderick's email dated June 1, 2005 included in your letter.
2. The drainage write-up and calculations will be stamped, signed, and dated by me with the re-submittal. The re-submittal will be made once the revocable permit is issued.

Please give us further direction to complete the revocable permit.

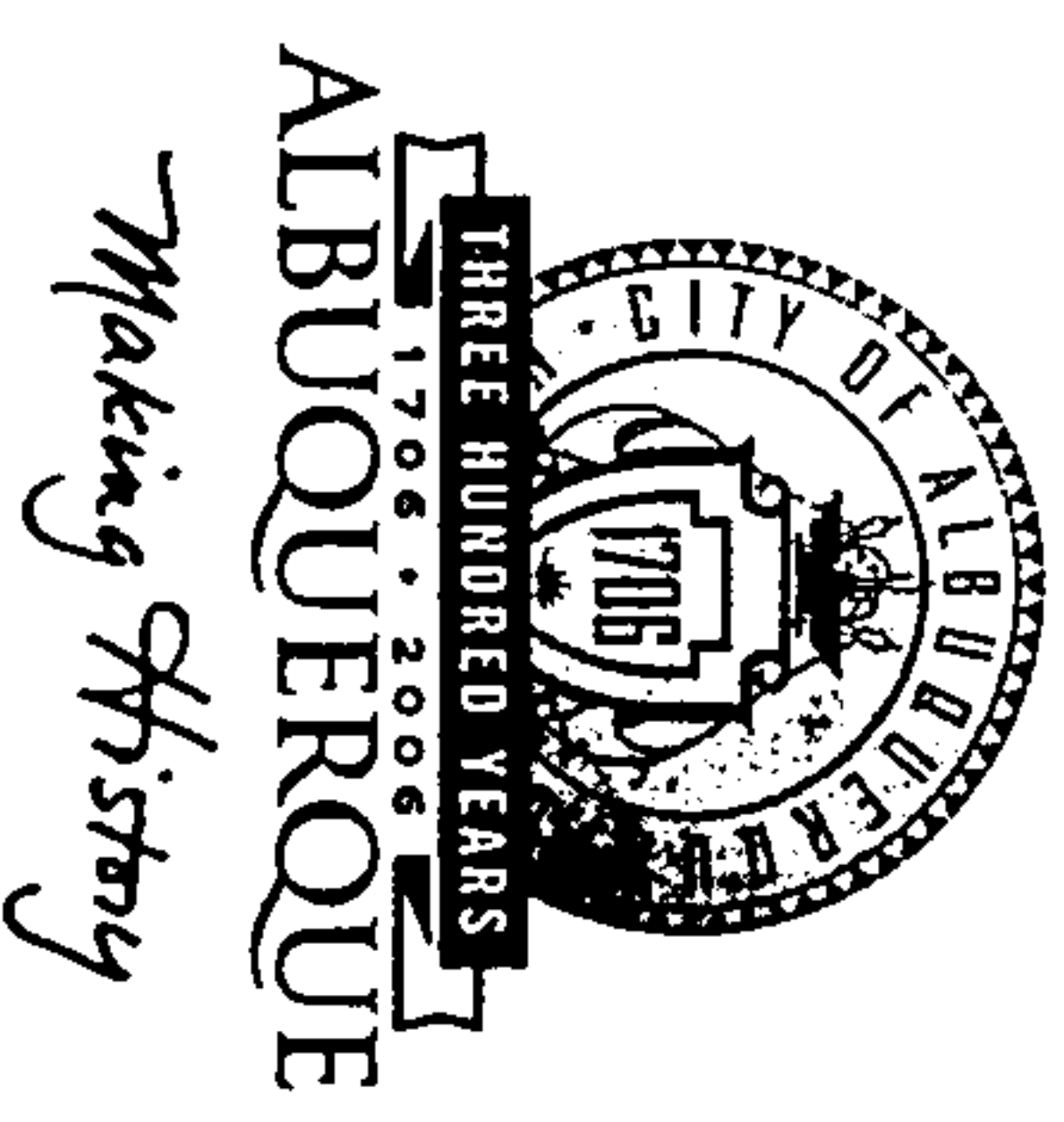
Sincerely,

MCDOWELL ENGINEERING, INC.



Jackie S. McDowell, P.E.

CITY OF ALBUQUERQUE



June 7, 2005

Jackie McDowell, P.E.
McDowell Engineering
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

Re: **Davis Pinon Terrace Apartments, 8409 Comanche Road NE, Grading and
Drainage Plan**
Engineer's Stamp dated 5-20-05 (G20-D45)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 5-24-05, the
above referenced plan cannot be approved for Paving Permit or Grading Permit until
the following comments are addressed:

P.O. Box 1293

Albuquerque

1. The 20 foot alleys along the northern and eastern property lines have not
been abandoned and are not vacated. Therefore, the proposed paving and
grading cannot take place within these alleys.
2. The drainage write-up and calculations must be stamped, signed, and dated
by a professional engineer licensed in the state of New Mexico.

New Mexico 87103

If you have any questions, you can contact me at 924-3981.

www.cabq.gov

Sincerely,

A handwritten signature in black ink that reads "Bradley L. Bingham".

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file