

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



October 14, 2014

Verlyn Miller, PE
Miller Engineering Cons.
3500 Comanche NE
Albuquerque, NM 87107

Richard J. Berry, Mayor

RE: **Green Jeans Farmery - 3600 Cutler Ave NE**
Conceptual Drainage Plan for Site Development for Building Permit
Engineer's Stamp Date (none) (File: H17D036A)

Dear Mr. Miller:

Based upon the information provided in your submittal received 10-9-14, the above referenced plan cannot be approved for Site Plan for Building Permit by the DRB until the following comments are addressed:

1. Approval from the NMDOT is a prerequisite for COA approval. We are waiting to hear from Tim Trujillo, as they may need access for maintenance.
2. An email from AMAFCA confirms that they accept the Site Plan with the condition that the buildings do not encroach into AMAFCA easements. Indicate on the Grading Plan AMAFCA easements.
3. The Site Plan does not show curb around the south and west property boundary (along the NMDOT ROW), but it is shown on the Grading Plan with curb cuts (keyed notes 6 and 7). To prevent erosion from concentrated flow, it is preferable to allow sheet flow into the NMDOT swale. Adjust flow arrows to reflect this.
4. Adjust Flow arrows to direct runoff from buildings and the commons area to the water harvesting/first flush ponds.
5. Show the private storm drain that goes through this site.
6. In the narrative, use "first flush" rather than "90th percentile..."

Please note that this review is for DRB approval only, and was not reviewed at the level 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