

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 18, 2019

Jeremy Shell
Respec
5971 Jefferson St. NE
Albuquerque, NM 87109

**RE: Carlisle Marketplace
2100 Carlisle NE
Conceptual Grading Plan Stamp Date: 8/21/19
Drainage Report Stamp Date: 8/28/19
Hydrology File: H17D097**

Dear Mr. Shell:

PO Box 1293

Based on the submittal received on 9/4/19, the Conceptual Grading and Drainage Plan cannot be approved until the following are corrected:

Prior to Site Plan:

Albuquerque

NM 87103

www.cabq.gov

1. Show the grading for the new ramp up to Indian School in the SE corner of the lot; the proposed contours do not make sense in this area. Show the fire hydrant relocation, retaining walls to be removed, retaining walls to be constructed, top of wall and bottom of wall elevations, and any ROW improvements such as a right turn bay on Indian School. Provide a waterblock, at least 0.87' high at the entrance.
2. The grading for the adjacent new parking lot seems to be missing too. Provide drainage conveyance from this parking lot, in between the ramp and the new building, and out to the NE corner, allowing all of subbasin 2 to drain per the proposed drainage report. A concrete channel is likely needed between the ramp and the building.
3. The Engineer's stamp date needs to be updated with each change to the plan or report. Include the Drainage Report in the electronic submittal too.
4. Since this project modifies the runoff pattern to the New Mexico Department of Transportation's (NMDOT) Right of Way, written concurrence must be obtained from NMDOT D3 Drainage that this project can proceed. Please contact Keith Thompson P.E (keith.thompson@state.nm.us or 505-490-3752) for permission regarding the new private storm drain drainage connection to their inlet.
5. The two storm drain connections to existing inlets need to be included on the infrastructure list.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Prior to Building Permit (For Information):

6. The storm drain (inlets manholes, pipes, inverts, etc...) in Carlisle and I-40 frontage needs to be surveyed and shown on the grading plan.
7. Required SWQV needs to be calculated for the impervious area only and using the redevelopment amount (0.26/12"). It looks like you multiplied .34/12" by the impervious area.
8. Please provide the stormwater quality volume (SWQV) calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.
9. Payment in Lieu of onsite management of the SWQV must be made prior to Building Permit (Amount T.B.D).
10. Please show and label the pond(s) and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, and the spillway flow depth.
11. Additional comments should be expected, based on the outcome of the above remarks and level of detail shown on plans.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



September 4, 2019

Dana Peterson, P.E.
Senior Engineer, Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Carlisle Marketplace
Conceptual Grading Plan & Drainage Report
Hydrology File: H17D097

Dear Dana Peterson:

RESPEC will revise the concept grading plan to address comments provided by Dana Peterson on August 28, 2019. The following is a response to the comments:

1. Show the grading and site work on the grading plan per DPM Ch.22.7, Grading Plan Checklist; the following items are missing/deficient:

a. Existing contours

Existing contours have been added to the grading plan. See revised sheet C-100.

b. Proposed contours

Proposed contours have been added to the grading plan. See revised sheet C-100.

c. Spot elevations adequately showing conditions on-site.

Spot elevations have been added to the grading plan. See revised sheet C-100.

d. Contours and spot elevations extending a minimum of 25' beyond property line.

Contours have been added to the grading plan extending at least 25' beyond property line. See revised sheet C-100.

e. Ponds

No ponds are proposed at this time.

f. Elevations along property lines

Elevations along property lines have been added to the grading plan. See revised sheet C-100.

g. Phasing (if phased)

No phasing is proposed at this time.

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



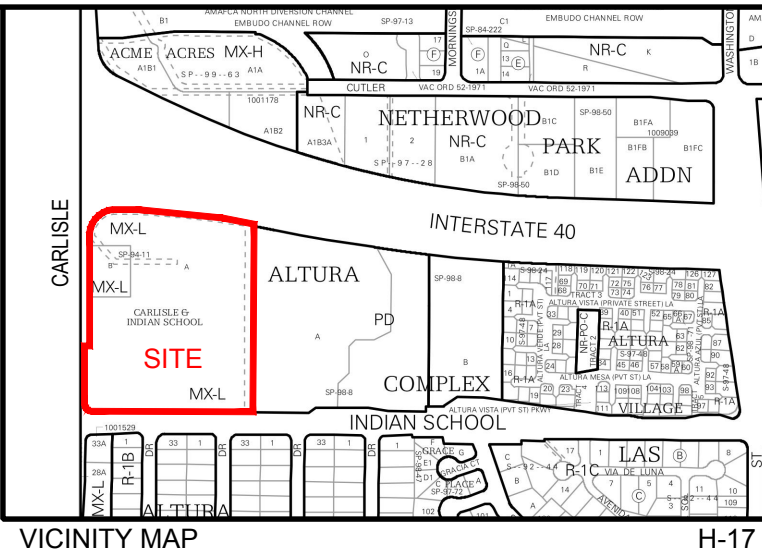
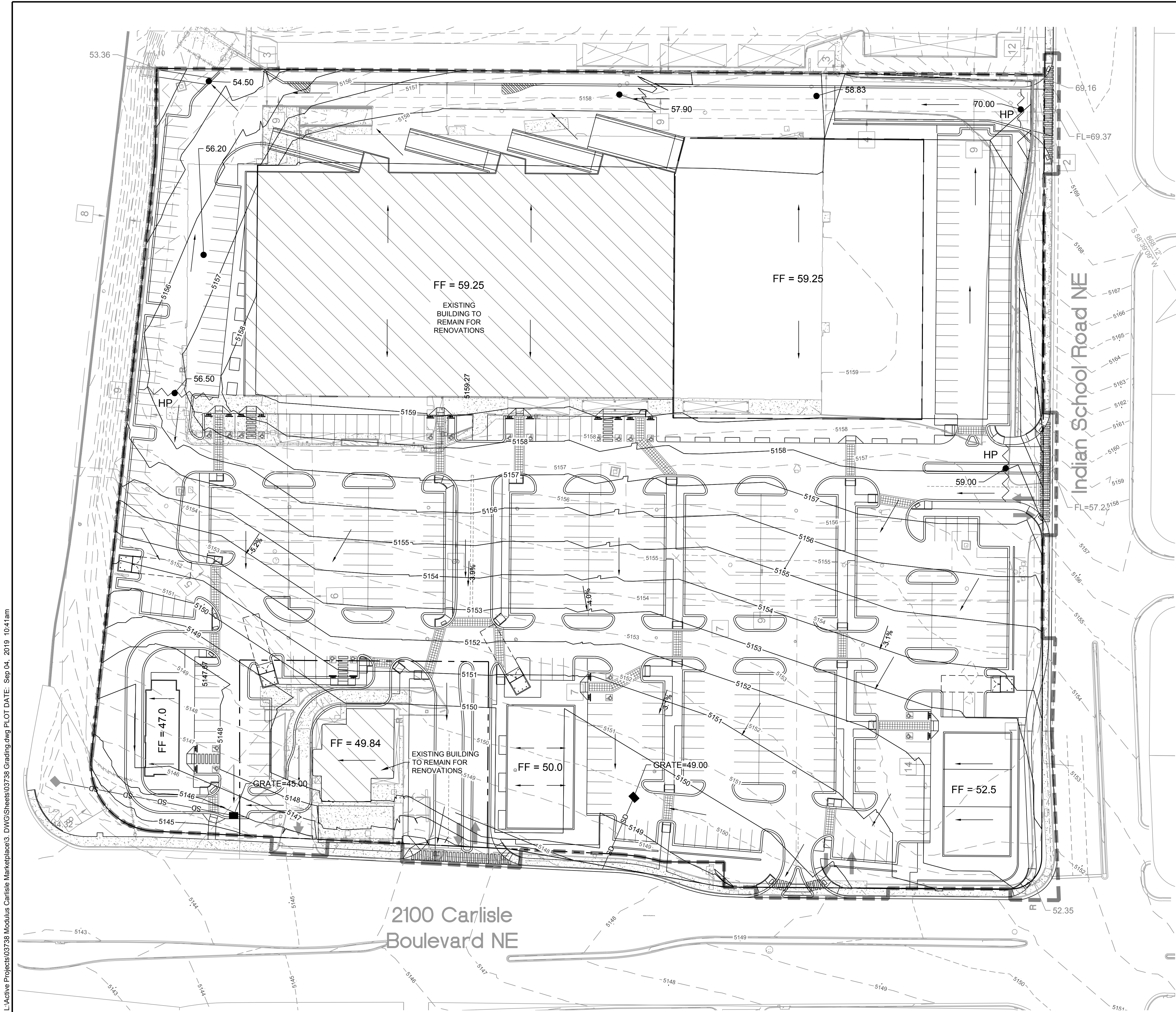
If you have any questions or comments concerning any aspect of this project, please contact us at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sheldon Greer', with a large, sweeping flourish at the end.

Sheldon Greer, PE
Senior Project Manager
505-264-0472 cell
Sheldon.Greer@respec.com

NAME: L:\Active Projects\03738 Modulus Carlisle Marketplace3.DWG\Sheets\03738 Grading.dwg PLOT DATE: Sep 04, 2019 10:41am



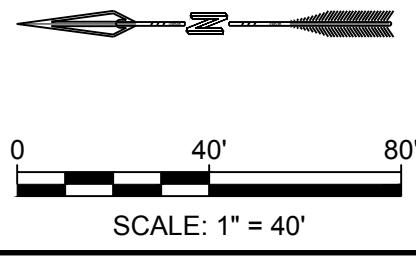
NOTE:
1. THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

ACS Monument " 12-J16 "
NAD 1983 CENTRAL ZONE
X=1534440.644
Y=1492190.324
Z=5160.901 (NAVD 1988)
G-C=0.999669892
Mapping Angle= -0°12'13.45"

- LEGEND**
- PROPERTY LINE
 - FLOW ARROW
 - HIGH POINT (HP)
 - GRADING LIMITS
 - XX.XX PROPOSED SPOT ELEVATIONS
 - XX.XX EXISTING SPOT ELEVATIONS
 - 5280 EXISTING CONTOUR LINES
 - 5280 PROPOSED CONTOUR LINES

EASEMENT NOTES

- EXISTING 7' PNM EASEMENT (12/29/1969, BK. MISC. 159, PG. 619) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 5' X 58.5' P.U.E. (6/6/1966, D-805, FOLIO 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- WEST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965 AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 7' X 500' P.U.E. (6/6/1966, BK. D805, PG. 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 7' UNDERGROUND PNM EASEMENT (3/3/1994, 94C-65)
- EXISTING 20' UTILITY EASEMENT (3/3/1994, 94C-65)
- EXISTING PERMANENT MUTUAL NON-EXCLUSIVE RECIPROCAL INGRESS, EGRESS AND CROSS-PARKING EASEMENT ACROSS TRACTS A AND B FOR THE USE OF PARKING AREAS, DRIVEWAYS, COMMON UTILITIES AND OTHER COMMON AREAS PER PARKING AGREEMENT (3/18/1971, BK. MISC. 208, PG. 117), RE-RECORDED (12/21/1971, BK. MISC. 241, PG. 404) AND AGREEMENT AND DECLARATION OF EASEMENT AND COVENANTS (8/23/2000, BK. A9, PG. 2693), BLANKET IN NATURE
- EXISTING 20' PERPETUAL P.U.E. AND RIGHT-OF-WAY EASEMENT (11/8/1965, BK. D-790, PG. 7-9) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 20' PERMANENT PUBLIC WATERLINE EASEMENT (8/30/2001, BK. A24, PG. 647, DOC. NO. 2001102359)
- EAST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965
- EXISTING 7' PRIVATE PNM AND US WEST COMMUNICATIONS EASEMENT FOR TRACT A, ALTURA COMPLEX (3/24/1980, BK. 761, PAGE 543, DOC. NO. 8017867)
- EXISTING 10' P.U.E. (12/30/1997, 97C-368)
- EXISTING 7' P.U.E. (3/23/1972, BK. MISC. 253, PG. 556-558) AND AS SHOWN ON PLAT (12/30/1997, 97C-368)
- LEASE AREA WITHIN TRACT A (8/23/2000, BK. A9, PG. 2693, DOC. NO. 2000083026)



DESIGNED JS		DRAWN JS		CHECKED SG		DATE 9.04.2019	
5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87113 WWW.RESPEC.COM 505.253.9718		RESPEC		RESPEC			
STAMP		SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		PROJECT NAME: CARLISLE MARKETPLACE	
SUBMITTED FOR:		SHEET TITLE:		CONCEPTUAL GRADING		DRB SITE PLAN	
SHEET NUMBER:		C-100					