



# *City of Albuquerque*

September 23, 1999

Tucker Green, P.E.  
Per Se Engineering  
9109 LaBarranca NE  
Albuquerque, New Mexico 87111

***RE: Grading and Drainage Plan for Southwest Convenience Store (K9/D14) Submitted for Final Plat and Building Permit Approval, Engineer's Stamp Dated 6/22/99.***

Dear Mr. Green:

Based on the additional information provided on August 20, 1999, the above referenced plan is approved for Preliminary and Final Plat action by the DRB.

The above referenced plan is also approved for Building Permit release provided that it is approved by the DRB.

As you are aware, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this site.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

C: Fred Aguirre, DRB-99-50  
Whitney Reiersen, City Hydrology  
File -



# City of Albuquerque

August 12, 1999

Tucker Green, P.E.  
Per Se Engineering  
9109 LaBarranca NE  
Albuquerque, New Mexico 87111

**RE: *Grading and Drainage Plan for Southwest Convenience Store (K9/D14) Submitted for Final Plat and Building Permit Approval, Engineer's Stamp Dated 6/22/99.***

Dear Mr. Green:

The City Zone Atlas map shows that this site is a portion of a larger tract of land, therefore, a Plat action is required to subdivide the property to create Tract 1-A. This site is also zoned SU-1, therefore, a Site plan must also be approved by the DRB.

Prior to approval of the drainage plan for Site Plan for Subdivision or for Building Permit release, the following comments must be addressed:

1. The plan proposes free discharge onto 98<sup>th</sup> Street. Does this follow the Master Drainage plan for this area? Please reference the master plan to verify that the discharge from this site is acceptable.
2. Are street improvements required in Avalon or 98<sup>th</sup>? If so, please show the proposed street grades on the plan.
3. The traffic circulation layout (TCL) must be approved concurrently with the grading and drainage plan. Since this plan must have DRB approval, comments regarding the TCL will be provided at DRB.

Although the floodplain flows have been diverted by the system constructed within the Flying J site, the existing FEMA floodplain remains at this time. Therefore, the owner must be made aware that flood insurance may be required for the building on this site.

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, PE  
City/County Floodplain Administrator

c: File

# Per Se Engineering

*Drainage, Utilities, & Site Design*

9109 La Barranca NE Albuquerque NM 87111 (505) 275-0451 239-7855 (mobile) e-mail: PerSeEngr@AOL.com

August 20, 1999

Ms. Susan M. Calongne, PE  
City/County Floodplain Administrator  
Plaza Del Sol  
600 2nd St. NW  
Albuquerque, NM 87102

Re: K9/D14: Southwest Convenience Store, SW corner Avalon & 98th St. NW  
Response to comments

Dear Ms. Calongne:

The numbering below follows the numbering of your letter dated August 12, 1999.

(1) Before preparing the plan, I checked with the Public Works section of City of Albuquerque PWD/Hydrology to verify that the City ponds at 98th & Central Ave. did have adequate capacity for free discharge, and I noted the discussion in the "report" included on the drainage plan. At this time I'm not sure to whom I spoke, maybe Loren Mainz or Dan Hogan. I also verified in the City files that the upstream adjacent site - Microtel Inn - had been approved with free discharge. Drainage for Microtel Inn was approved by Bernie Montoya on Sept 23, 1998. As you know, Mr. Montoya has since retired.

After reading your comments, I discussed the free discharge issue with Steve Boberg of the Public Works section of City of Albuquerque PWD/Hydrology. Mr. Boberg was the City's Project Manager for the ponds at 98th & Central. Per that discussion, the ponds do have capacity for free discharge from the contributing basins. The relevant report was prepared by Greiner, Inc:

Final Design Report  
Amole Del Norte Storm Diversion Facility  
Tierra Bayita Drainage Facilities - Phase III

Mr. Boberg worked with Mr. Montoya in regard to the Microtel Inn site. I'm sure he would be willing to discuss the present site with you.

(2) So far as I know, street improvements are NOT required on either Avalon or 98th St. Both are currently paved, Avalon with curb and gutter, 98th without. Prior to design, I was given a copy of the Sketch Plat review comments (DRB-99-050, Feb 1999, copy attached). The Sketch Plat comments do not indicate a need for street improvements.

(3) I submitted a TCL (traffic circulation layout), prepared by the architect (Jim Miller), with the drainage plan. It looks good to me, but I do not know what DRB's view will be. There doesn't seem to be anything to "fix" here and now.

For your information, the present plan anticipates (let me say) a possible future traffic connection to the site adjoining on the south. See Keynotes 1 & 2. I would expect that any platting or easement for such a traffic connection would also provide for the adjoining site to accept and pass-through runoff from the present site.

Sincerely,



Tucker Green, PE

