



September 13, 2017

Mike Balaskovits
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **Broadstone Highlands North Block**
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 8/31/17
Hydrology File: K15D034A

Dear Mr. Balaskovits:

Based on the information provided in the submittal received on 9/1/17 the above-referenced Conceptual Grading and Drainage Plan (not for construction) can be approved for Site Plan for Building Permit with the following conditions:

1. Any changes to the site plan will require the SPBP plans to be resubmitted to DRB for re-approval.
2. Prior to any site work, a For-Construction Grading and Drainage plan must be approved by Hydrology for Grading, Foundation, or Building Permit.

Prior to issuing Grading, Foundation, or Building Permit the following conditions must be met:

1. Provide multiple section views of the retaining walls along Tijeras, Cedar, and Copper to ensure that adjacent properties and ROW are not damaged or constrained in their use by these walls (per DPM Ch.22.5.B). These sections views should show the following:
 - a. Wall and footer, including dimensions and retained height.
 - b. ROW and easements.
 - c. Underground utilities and their trenching prisms.
 - d. Existing structures, such as sidewalk, curb and gutter, and roadway.
 - e. Temporary slope during construction.
2. Depending on the above potential conflicts, the following will be required:
 - a. Any private encroachment into the public ROW by the footer, retaining wall or any structure will require a revocable permit.



- b. Any private encroachment into public easements by the footer, retaining wall or any structure will require an encroachment agreement.
3. Provide size/type information for all ROW drainage improvements.
4. For the drop inlet replacement at the northwest corner, the 12" storm drain line will need to be replaced to the manhole with an 18" storm drain line, similar to what's being done at the southwest corner inlet.
5. Construction plans for work in the public ROW will be to be submitted to DRC for review.
6. Include note on grading plan: "No construction permitted in the public ROW without an approved Work Order."
7. Payment of the Fee in Lieu (Amount = 2,662CF x \$8/CF) for the required first flush volume must be made.

PO Box 1293

Prior to requesting Hydrology approval for Certificate of Occupancy the following will be required:

Albuquerque

1. City acceptance and close-out of the public Work Order.

If you have any questions, please contact me at 924-3986 or jhughes@cabq.gov.

NM 87103

Sincerely,

James D. Hughes
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov