

CITY OF ALBUQUERQUE



September 22, 2006

Levi Valdez, PE
12800 San Juan NE
Albuquerque, NM 87123

**Re: Cagua Townhouses Subdivision Grading and Drainage Plan
Engineers Stamp 9-8-06 (K18/D96)**

Dear Mr. Valdez,

Based on information contained in your submittal dated 9-18-06, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

Prior to Release of SIA and Financial Guarantees, an Engineer's Certification of this grading plan will be required.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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C: file

Sincerely,

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: CAGUA TOWNHOUSES ZONE MAP/DRG. FILE # K-18/D96
DRB#: 06DRB-01058 EPC#: 1004565 WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 7, 8, & 9, BLK. 16-A, SANTILLA PLACE ADDITION
CITY ADDRESS: CAGUA DRIVE N.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI J. VALDEZ
GEORGE T. RODRIGUEZ - CONSULT GEORGE T. RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: DOYLE & TRICARICO, INVESTMENTS LLC CONTACT: ANDREW TRICARICO
ADDRESS: 2732 VASSAR PLACE N.E. PHONE: 259-2060
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

ARCHITECT: JORGE DE LA TORRE CONTACT: JORGE DE LA TORRE
ADDRESS: 2400 LOUISIANA N.E. PHONE: 883-7918
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

SURVEYOR: WATSON SURVEYING CO. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA N.E. PHONE: 255-2092
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: E-B ENTERPRISE BUILDERS CONTACT: DAVE DOYLE
ADDRESS: 2732 VASSAR PLACE N.E. PHONE: 259-2060
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

TYPE OF SUBMITTAL:

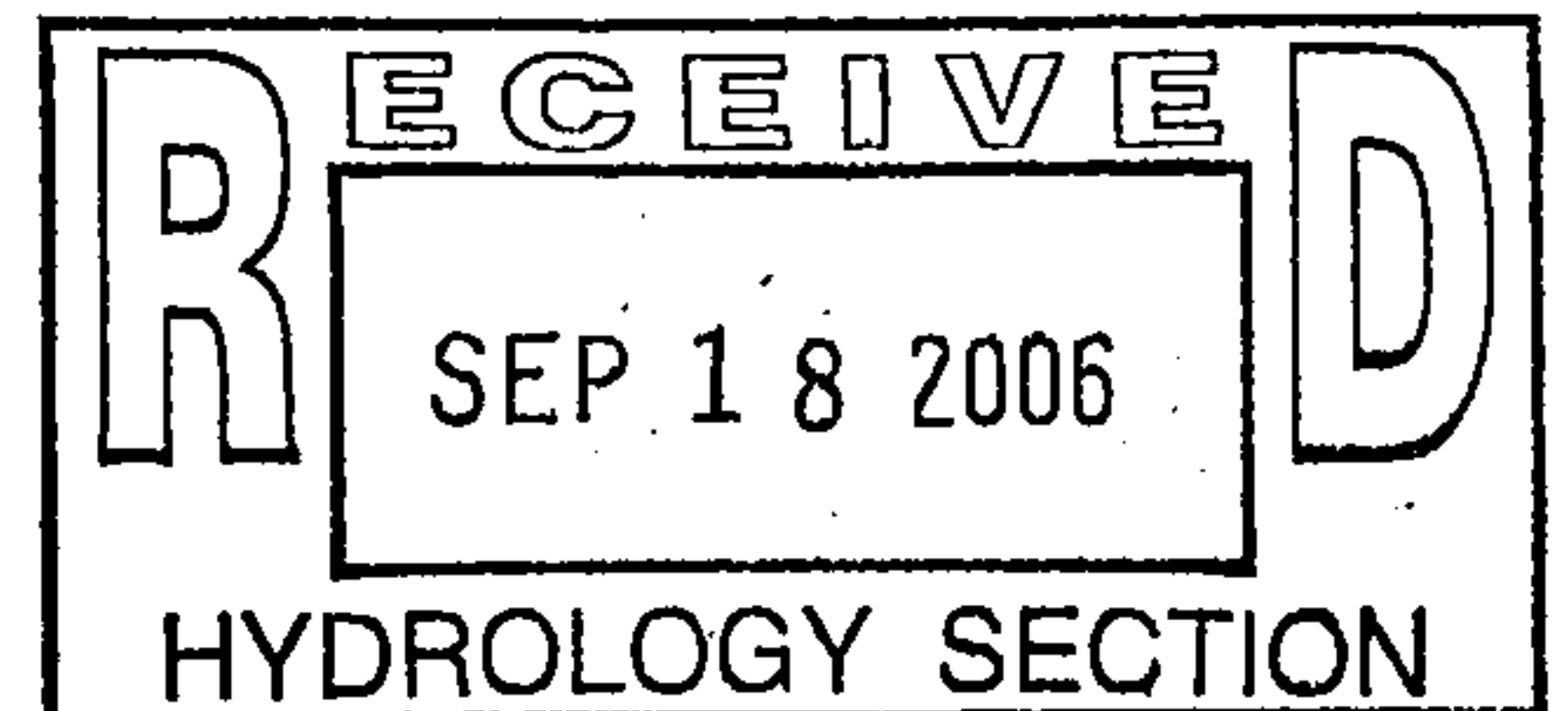
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D APPROVAL
- ☒ S. DEV. 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
- ☐ COPY PROVIDED



SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 09-15-06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree 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 (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



August 10, 2006

Levi J. Valdez, P.E.
12800 San Juan N.E.
Albuquerque, NM 87123

Re: Cagua Townhouses, Grading and Drainage Plan
Engineer's Stamp dated 6-19-06 (K18/D96)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 8-1-06, the above referenced plan cannot be approved for Site Development Plan for Subdivision, Site Development for Building Permit and Preliminary Plat action by the DRB until the following comments are addressed:

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- A grate elevation and invert are required for the inlet.
- A Private Facility Drainage Covenant will be required for maintenance of the storm drain.
- Quantify the amount of runoff entering this site from the east.
- Use the City standard for the sidewalk culvert and provide a detail of the headwall and drain through. Inverts are required where the pipe meets the headwall and at both ends of the sidewalk culvert.
- The width of the drainage easement on the south property line must be a minimum of 5 feet.
- Storm drain work must be done by Work Order.

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

Sincerely,

Curtis A. Cherne, E.I.

Engineering Associate, Planning Dept.
Development and Building Services

BC

C: file
Brad Bingham