

CITY OF ALBUQUERQUE



January 25, 2010

John A. Andrews, P.E.
Larkin Group NM Inc.
8500 Menaul Blvd NE, Suite A-440
Albuquerque, NM 87112

Re: Mercado Camino 66 Grading and Drainage Plan
Engineer's Stamp date 12-24-09 (L09/D042)

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 1-22-09, the above referenced plan is approved for Platting and Site Plan action by the DRB.

Providing a Public Blanket Drainage Easement over Lot 2 to be defined with future development, Hydrology can assign the drainage assessment to the developer of Lot 2, 3, 4 or 5. In addition, Type C or A inlets cannot be replaced with a Type D inlet, unless an additional inlet(s) are constructed.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



January 14, 2010

John A. Andrews, P.E.
Larkin Group NM Inc.
8500 Menaul Blvd NE, Suite A-440
Albuquerque, NM 87112

Re: Mercado Camino 66 Grading and Drainage Plan
Engineer's Stamp date -no stamp- (L09/D042)

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 12-24-09, the above referenced plan cannot be approved for Platting or Site Plan action by the DRB until the following comments are addressed:

- It appears offsite basins may have been omitted from the Existing Conditions Basin Map. The basins include: the trailer park west of 102nd St., Central Ave. west of 102nd St. and Sunset Gardens Rd. west of 102nd St.
- Offsite flows from the trailer park cross 102nd St. mid-block rather than flowing south as shown on the Existing Conditions Basin Map.
- It is not clear what basins contribute to Analysis Points in the street(s) (Existing and Proposed). Providing the basins for these Analysis Points would be helpful.
- Decel lanes and drive entrances are proposed where there are existing Type A or C inlets.
- Two proposed inlets in addition to the existing two inlets will not be able to capture the 77 cfs. on Sunset Gardens Rd. The storm drain will have to be extended up Sunset Gardens Rd. Is the offsite flow (approx. 29 cfs) from the trailer park included in the 77 cfs?
- The Drainage Report for SAD 222 was not available for review. Excerpts from this report may help with the Analysis Point comment above.
- The plan should be stamped and signed.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

*Blanket
plastic
drainage
basins
in lot 2
to be defined
with future
development*

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: Mercado Camino 66 Subd. ZONE MAP: L-09/D042
 DRB#: 100 7759 EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1A & Lot 2, Block 1, Land of Arisco Grant
 CITY ADDRESS: Southwest Corner Central Ave & 23th Street SW

ENGINEERING FIRM: Larkin Group NM Inc. CONTACT: John Andrews
 ADDRESS: 8500 Menaul Blvd. NE, Ste. A-440 PHONE: 505-275-7500
 CITY, STATE: Albuquerque, NM 87112 ZIP CODE: 87112

OWNER: Onorio & Virginia Colucci CONTACT: Nor Colucci
 ADDRESS: PO Box 14274 PHONE: 505-450-4298
 CITY, STATE: Albuquerque, NM ZIP CODE: 87191

ARCHITECT: Consensus Planning, Inc. CONTACT: Jim Strozier
 ADDRESS: 302 Eighth St. NW PHONE: 505-764-9801
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: Larkin Group NM, Inc CONTACT: Greg Steiner
 ADDRESS: 8500 Menaul Blvd. NE, Ste. A-440 PHONE: 505-275-7500
 CITY, STATE: Albuquerque, NM ZIP CODE: 87112

CONTRACTOR: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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 (SPECIFY) _____

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
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

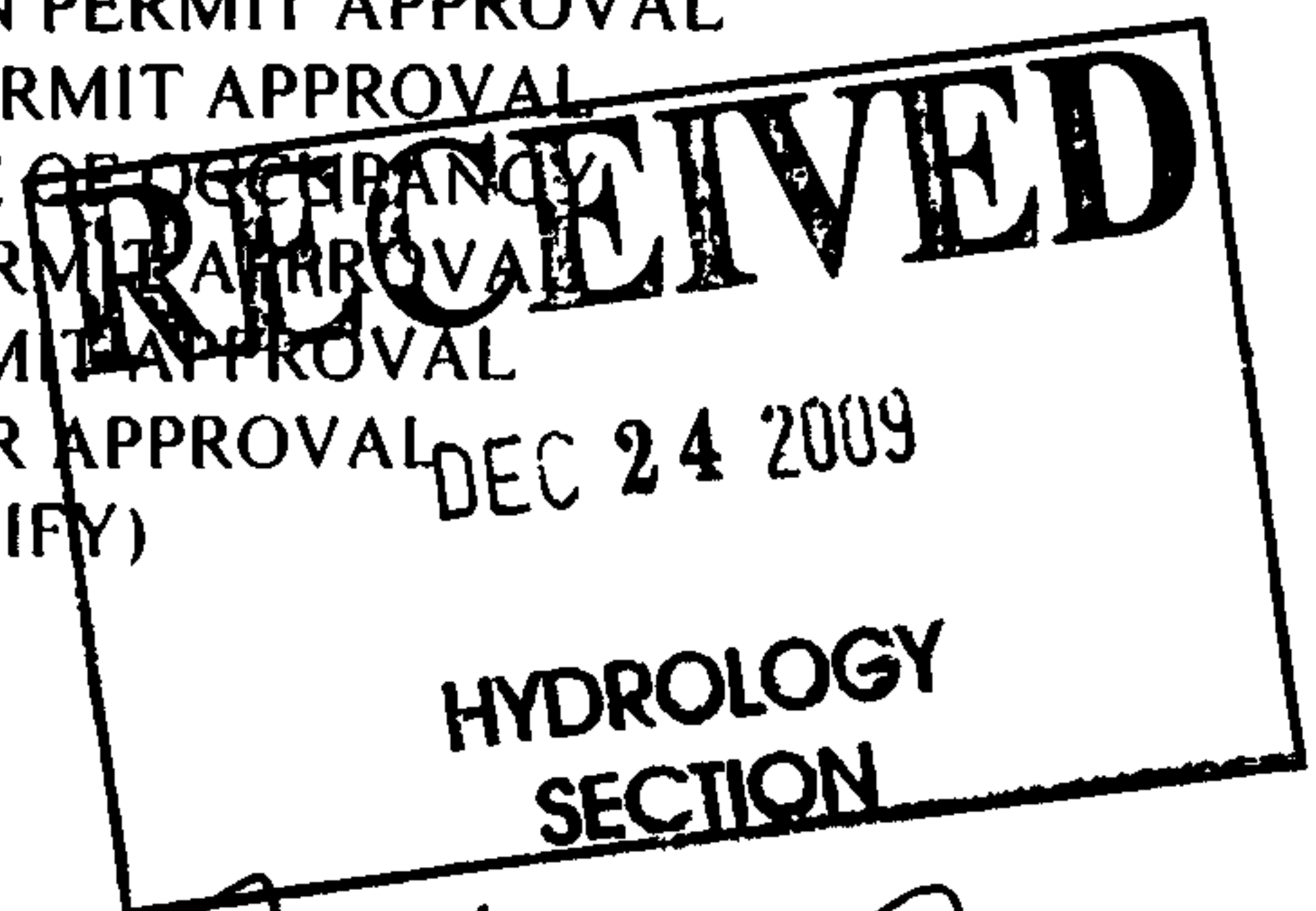
WAS A PRE-DESIGN CONFERENCE ATTENDED:

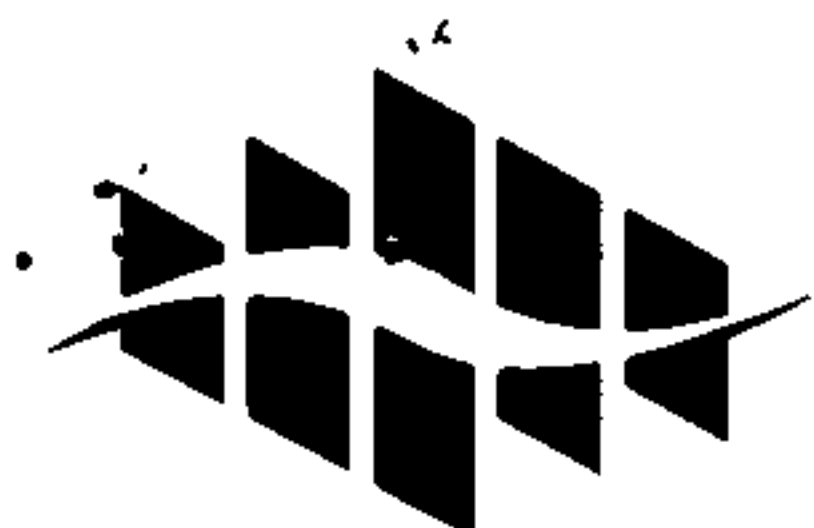
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/24/09 BY: John A. Andrews

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.





LARKIN GROUP NM INC

8500 Menaul Boulevard NE, Suite A-440

Albuquerque, New Mexico 87112

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Fax: 505-275-0748

e-mail: info@larkinnm.com

website: www.larkinnm.com

December 24, 2009

Mr. Brad Bingham, PE
Section Manager
Hydrology Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**Subject: Grading and Drainage Plan
Mercado Camino 66 Subdivision**

Dear Mr. Bingham:

Submitted herewith is the conceptual Grading and Drainage Plans for the subject subdivision.

These Drainage Plans, Existing Conditions and Developed Conditions are the same plans that will be submitted with the Site Development Plan for Subdivision to DRB.

The proposed subdivision is to divide the property into two new lots, Lot 1 and Lot 2. It is proposed to prepare Lot 1 for development at this time. Lot 2 is proposed to be placed into Bulk Land for future development when users have been identified.

The property is served by existing streets on three sides of the property. Central Avenue on the north, 98th Street on the east and Sunset Gardens on the south. It is proposed to access this property from these streets as well as serve the property from the existing utility lines in these streets.

Storm drainage facilities exist in 98th Street to carry the storm water runoff from the site. These storm drain improvements were constructed by the City Special Assessment District 222 project. With the SAD 222 project a monetary assessment was made against this property for the construction of the storm drain system facilities which has

been paid by the property owners. The facilities as constructed provide this property with free discharge of storm water under developed conditions.

Public infrastructure is proposed to be constructed at this time for development of Lot 1. This includes mostly access improvements including a median opening with turnout and a deceleration lane on 98th Street. The deceleration lane will require modification of the curb inlets on west curb line of 98th. It is proposed to provide an access turnout from Central and the installation of curb and gutter on Central Ave. adjacent to the property.

The existing conditions drainage plan shows the storm water runoff and direction of flow as it now exists.

The developed conditions drainage plan shows the drainage and grading pattern that should be followed as the property is developed. An assumed building with parking has been shown on Lot 1 and the plan shows a method of drainage to dispose of the storm water. A detailed grading and drainage plan will need to be prepared and approved at the time a building permit is requested.

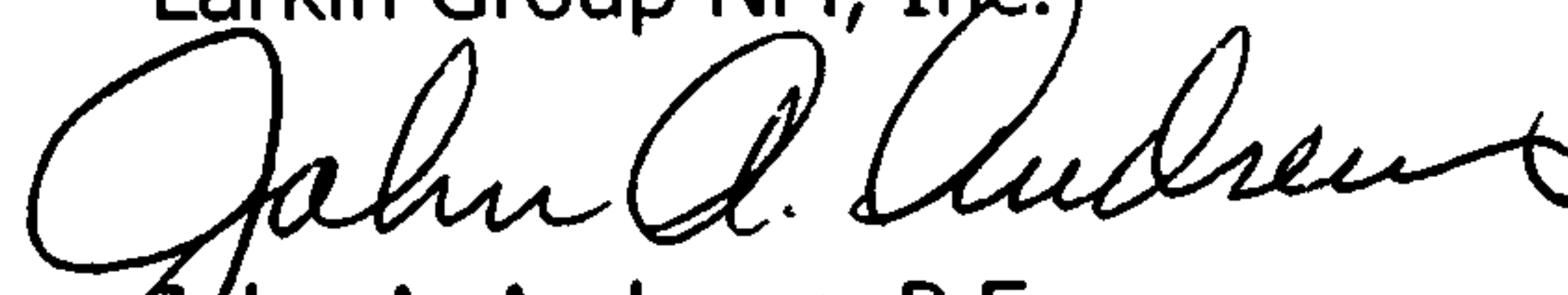
Future platting of Lot 2 will be necessary prior to the development of this lot. When Lot 2 is developed the drainage improvements to receive the runoff from developed conditions will be constructed including the paving of the north half of Sunset Gardens and the installation of inlets as shown on the drainage plan.

Stormwater flows shown on the grading and drainage plan were determined in accordance with guidelines presented in Chapter 22 of the DPM.

We trust that this plan as submitted will provide you with sufficient planned drainage information for you to approve the preliminary platting of this property.

Please call me should you have questions or need additional information.

Very truly yours,
Larkin Group NM, Inc.



John A. Andrews, P.E.
Principal

JAA:efm

Enclosure