



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 2002

Gilbert Aldaz
Applied Engineering & Survey, Inc.
1605 Blair Drive NE
Albuquerque, New Mexico 87112

**RE: Grading and Drainage Plan For Emil Mann Addition (L19-D67) Dated
October 31, 2002**

Dear Mr. Aldaz:

The above referenced drainage plan received October 31, 2002 is approved for final plat action at DRB. You have the finish floor two feet above the street flow line elevation, however, in the future the owner may want to submit a LOMA to FEMA.

If you have any questions please contact me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Lot 21-A to 24-B, Emil Mann Addt ZONE MAP/DRG. FILE #: L-19/067
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 21-24, Block 13, Emil Mann Addition
CITY ADDRESS: ESPANOLA STREET & BELL STREET

ENGINEERING FIRM: APPLIED ENGINEERING & SURVEY, INC. CONTACT: GILBERT ALDAZ
ADDRESS: 1605 BLAIR DRIVE NE PHONE: 237-1456
CITY, STATE: ALBUQ., NM ZIP CODE: 87112

OWNER: Greater ALBUQ. HOUSING CONTACT: LOUIS KOLKER
ADDRESS: 110 2nd STREET SW PHONE: 244-1614
CITY, STATE: ALBUQ. NM ZIP CODE: 87102

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

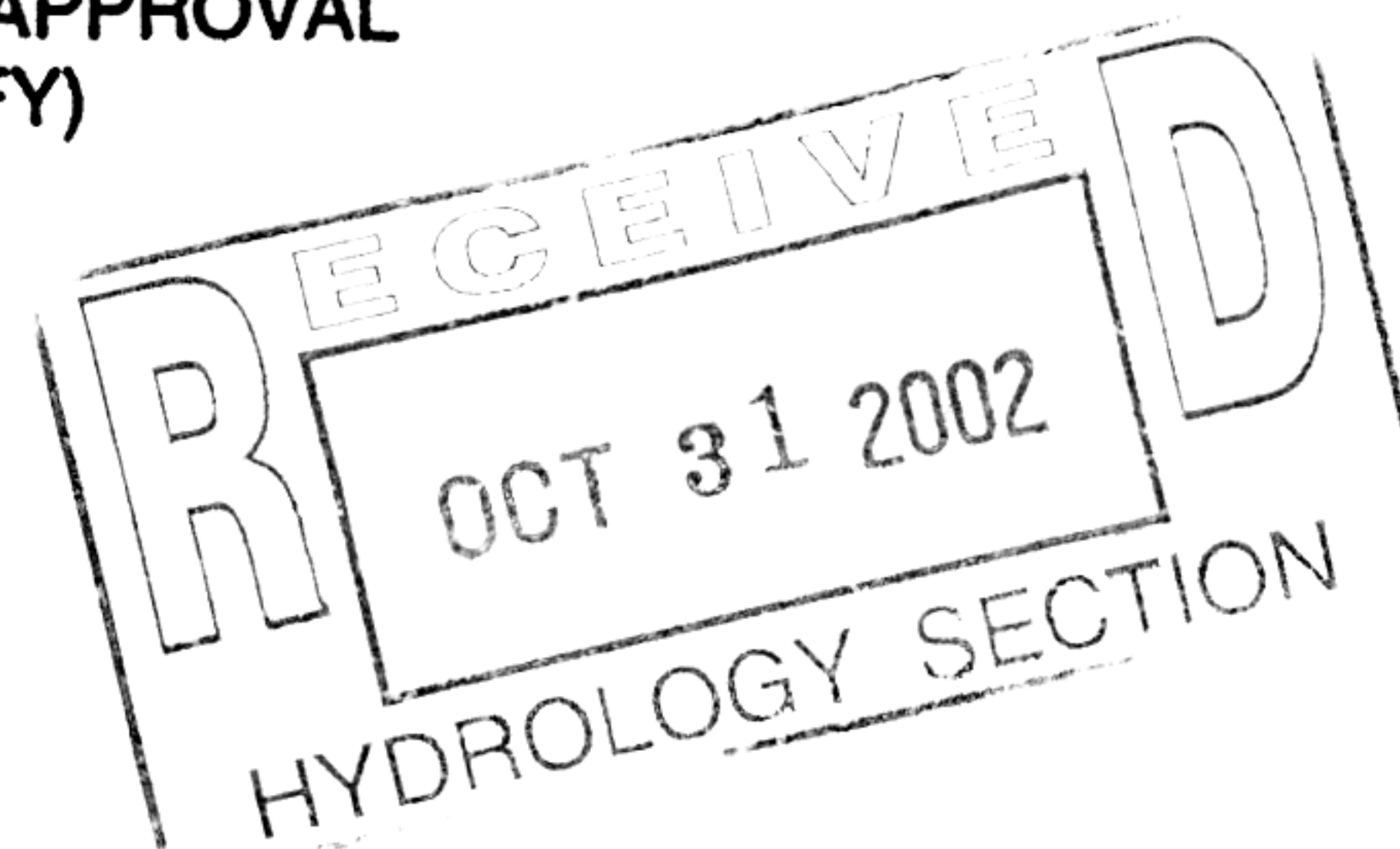
CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA / FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN 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 → TELECON TO CARLOS MONTOYA, P.E.
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10-31-02 BY: Gilbert Aldaz



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



October 31, 2002

Mr. Bradley L. Bingham, P.E.
Sr. Engineer, Planning Dept.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: RESPONSES TO YOUR COMMENTS DATED JULY 16, 2002 FOR THE
EMIL MANN ADDITION GRADING AND DRAINAGE PLAN (L19-D67),
ENGINEER'S STAMP DATED JUNE 10, 2002

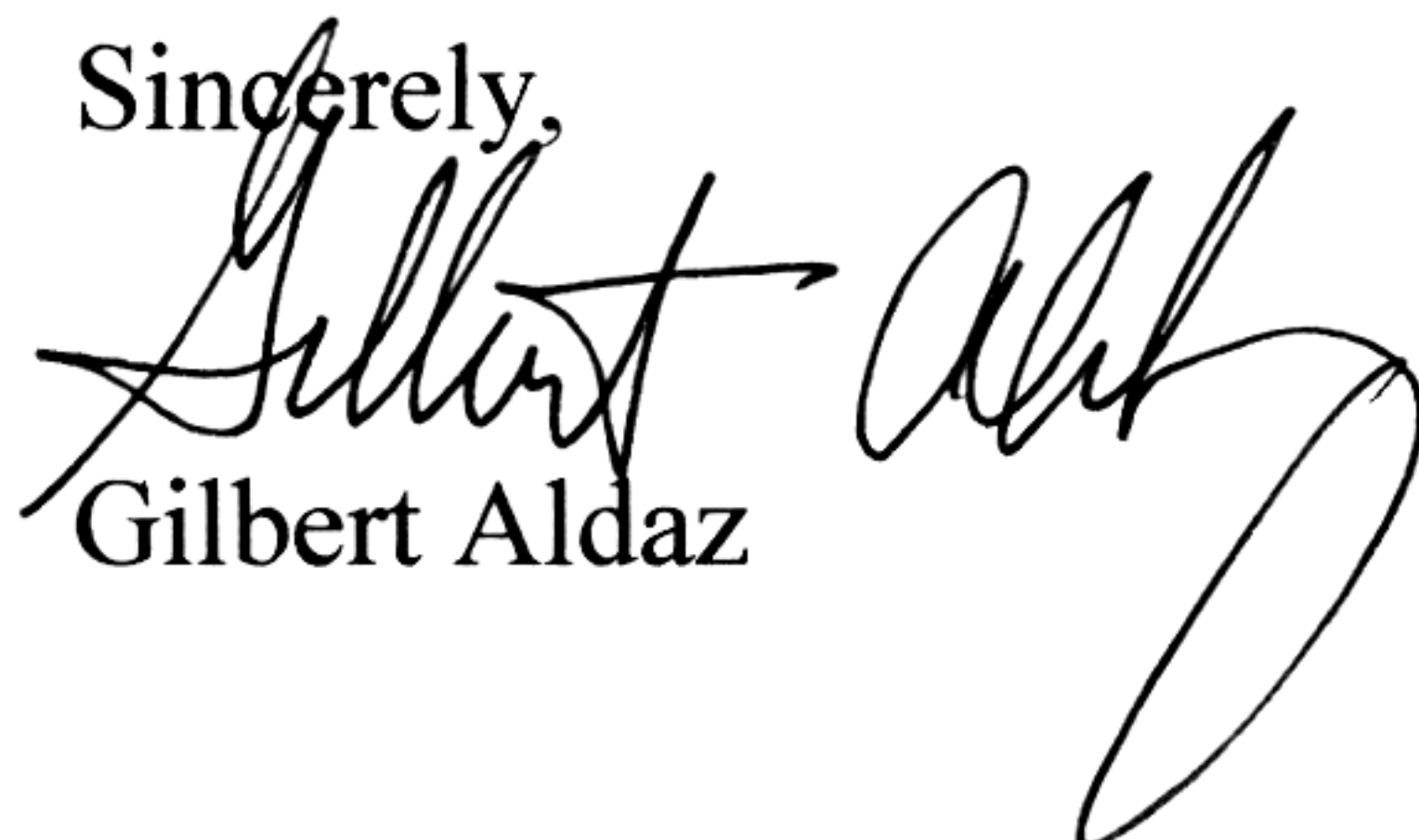
Dear Mr. Bingham:

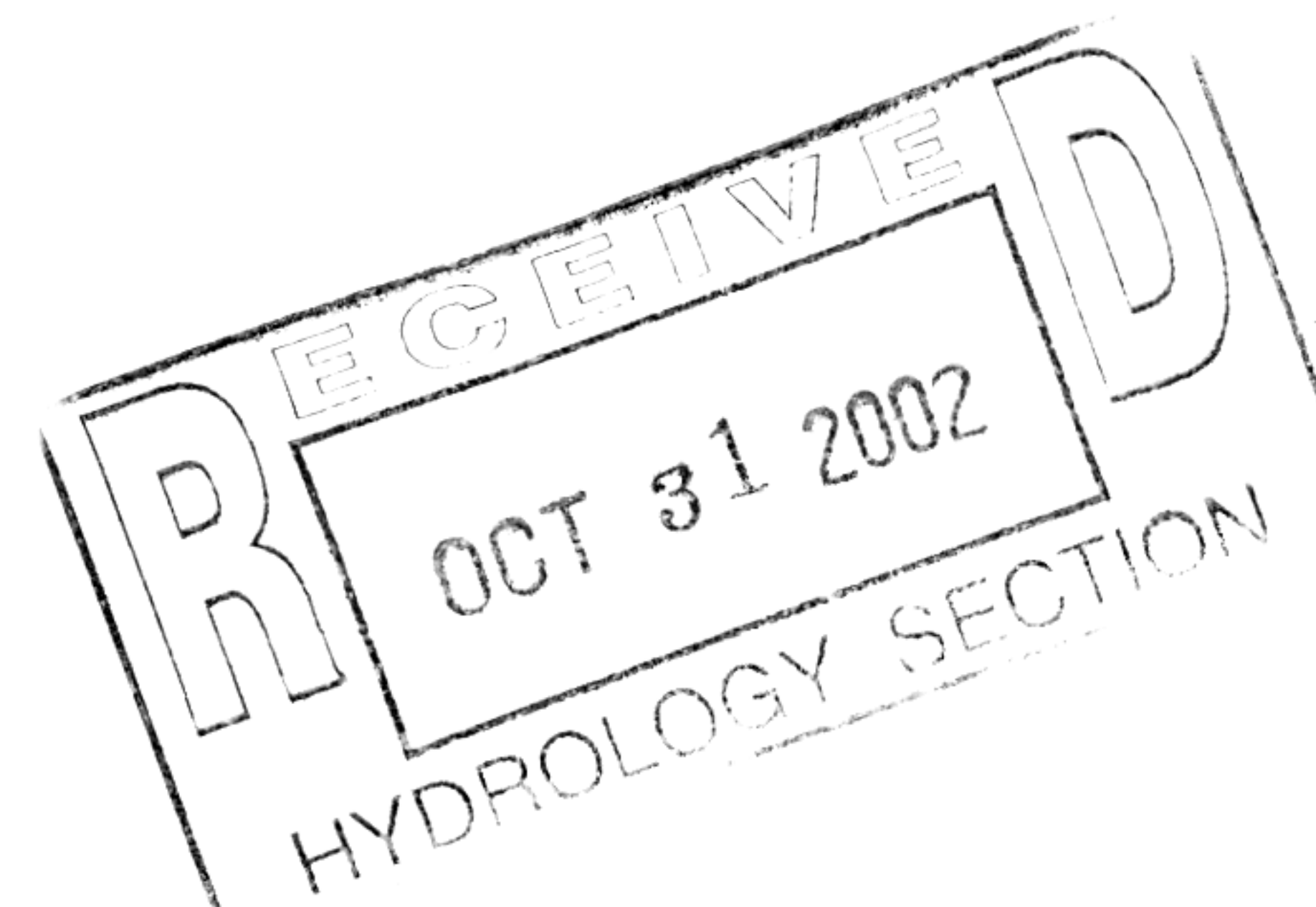
Please consider the following responses to address your comments:

1. The garages been redesigned so that that roof runoff stays within the lot proposed and does not sheet flow off the roof into adjacent lots. The houses have also been pulled back from the property line to prevent sheet flow from the roof draining into adjacent lots.
2. Based on the revisions per item No. 1, private drainage easements for the roof runoff will no longer be required.
3. Calculations have been corrected to utilize Type D, Zone 3 peak discharge rates for all impervious areas.

If you should have any questions, please do not hesitate to call me at 237-1456.

Sincerely,


Gilbert Aldaz





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 16, 2002

Gilbert Aldaz, PE
Applied Engineering & Surveying, Inc.
1605 Blair Dr. NE
Albuquerque, NM 87112

**RE: Emil Mann Addition Grading and Drainage Plan (L19-D67)
Engineer's Stamp Dated June 10, 2002**

Dear Mr. Aldaz:

I have reviewed the referenced grading and drainage plan received July 11, 2002 and forward the following comments:

- The roof drainage from garages enters adjoining property and then enters back to subject property to drain to pond. How is water from the adjoining property kept apart from this conveyance? I agree that whatever is added from one lot is removed from another, but the pond on Lot 23-A will get more water than the other lots.
- Specify private drainage easements for roof runoff on the plat and submit for review.
- Type C, not Type D, peak discharge for Zone 3 was used in all peak discharge calculations. Please correct on next submittal by using Type D runoff amounts for calculations.

If you have any questions please call me at 924-3986

Sincerely,

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

L-19/D67

PROJECT TITLE: Lot 21-A to 24-B, Emil Mann Addt ZONE MAP/DRG. FILE #: L-19
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 21-24, Block 13, Emil Mann Addition
CITY ADDRESS: ESPANOLA STREET & BELL STREET

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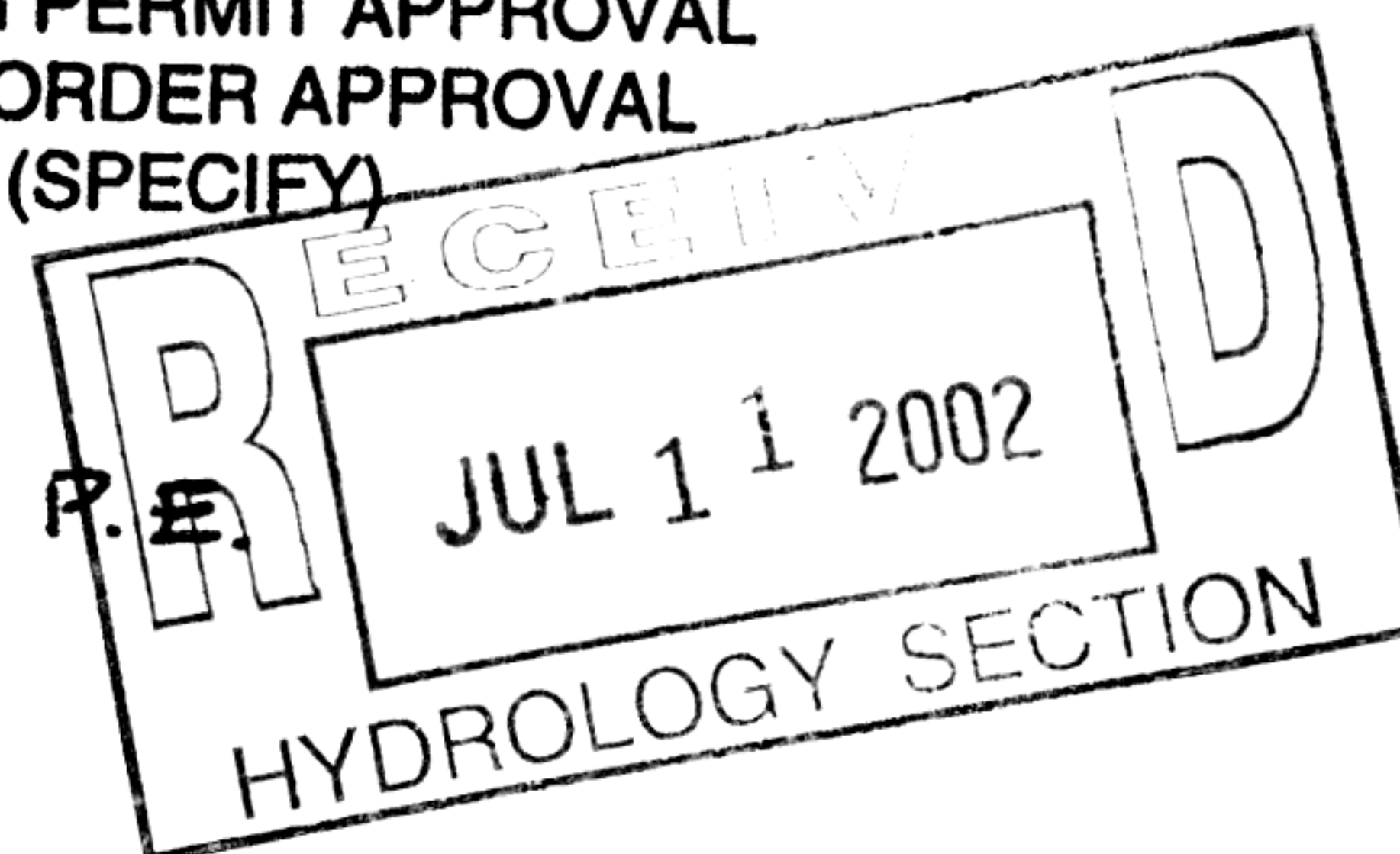
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☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

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☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 07-11-02 BY: Gilbert Aldaz

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