

CITY OF ALBUQUERQUE



August 17, 2006

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe NE
Albuquerque, NM 87108

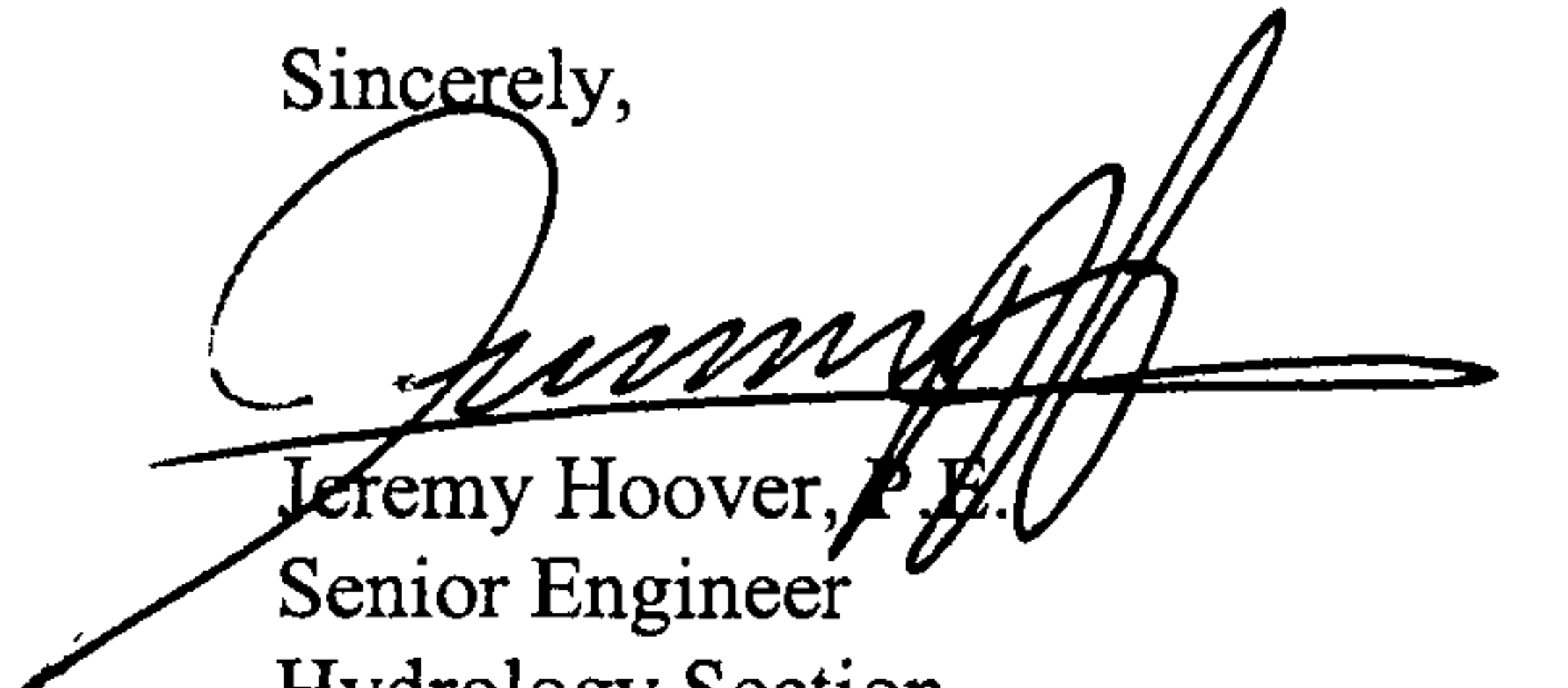
Re: Manzano Mesa Subdivision – Tract H1 of Manzano Mesa
Engineer's Stamp dated 8-8-06 (L21/D62)

Dear Mr. McGee,

Based upon the information provided in your submittal received on August 9, 2006, the above referenced Site Development Plan for Subdivision is approved for action by the DRB. However, with your submittal to the DRB, the benchmark used for the design must be indicated and the narrative reference to the Eubank storm sewer must be revised from 48-inch to 42-inch in conformance with the plan and record drawings.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,


Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file L21/D62

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/05 - KDM)
05/06

PROJECT TITLE: MANZANO MESA ZONE MAP: L-21/D62
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT H-1 MANZANO MESA
 CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE
 ADDRESS: 128 MONROE NE PHONE: 268.8828
 CITY, STATE: ABQ NM ZIP CODE: 87108

OWNER: GSL PROPERTIES CONTACT: DAVID BANTZ
 ADDRESS: 2164 SW PARK PLACE PHONE: _____
 CITY, STATE: PORTLAND, OR ZIP CODE: 97205

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

SURVEYING FIRM: FORSTBAUER SURVEYING CONTACT: TERESE FORSTBAUER
 LICENSED SURVEYOR: RON FORSTBAUER LS no. 6126
 Date Survey was performed 03/1/06 NMPS
 ADDRESS: 4116 LOMAS NE PHONE: 268.2112
 CITY, STATE: ABQ NM ZIP CODE: 87110

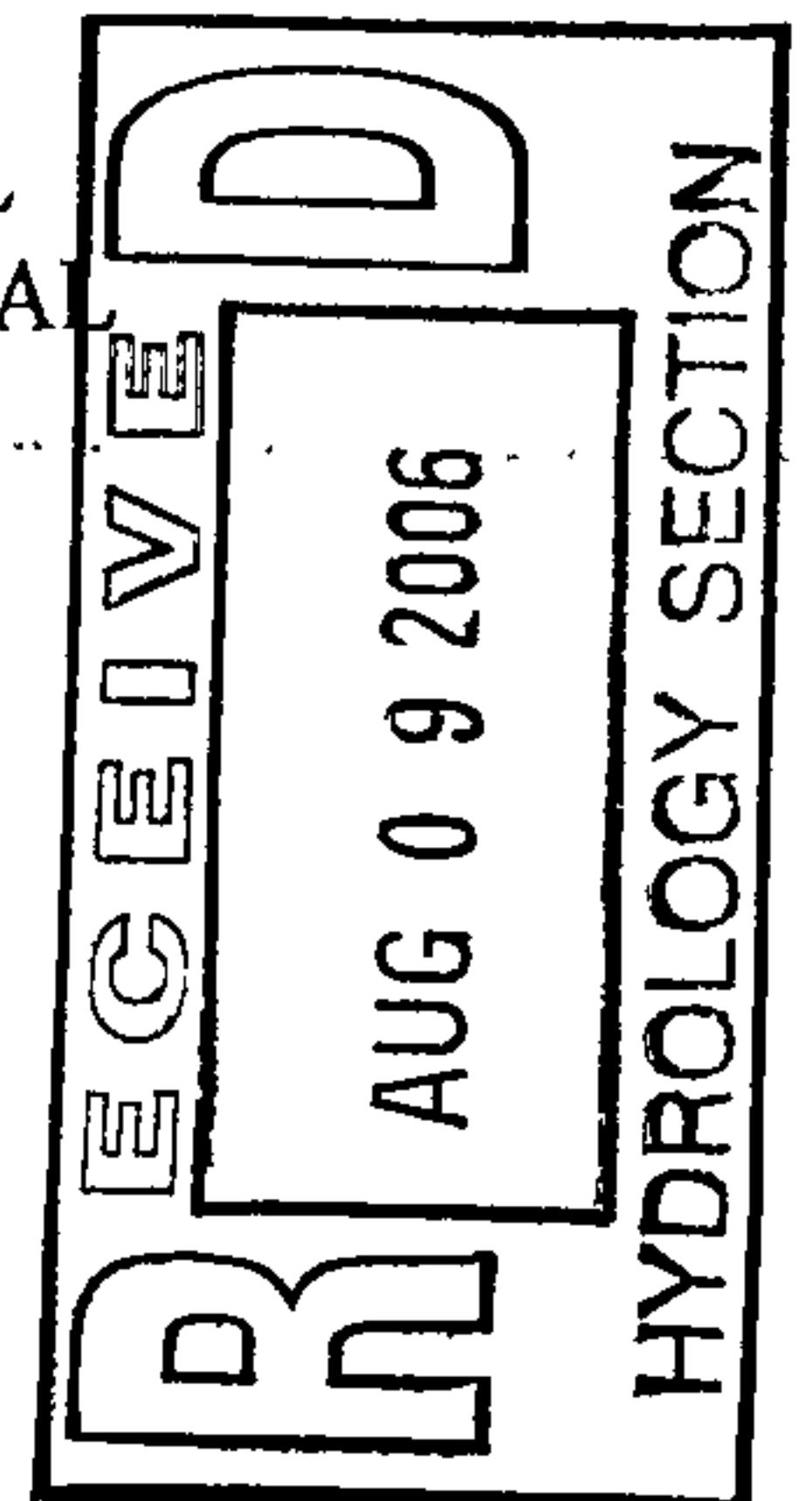
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

_____	DRAINAGE REPORT
_____	DRAINAGE PLAN 1 st SUBMITTAL
_____	DRAINAGE PLAN RESUBMITTAL
<u>X</u>	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
<u>X</u>	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

RESUBMITTAL

DATE SUBMITTED: 8/8/06 BY: SCOTT MCGEE

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.

Letter of Transmittal



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: HYDROLOGY SECTION
COA

Date: 8/8/06

Job No. _____

Attn: JEREMY HOOVER, PE

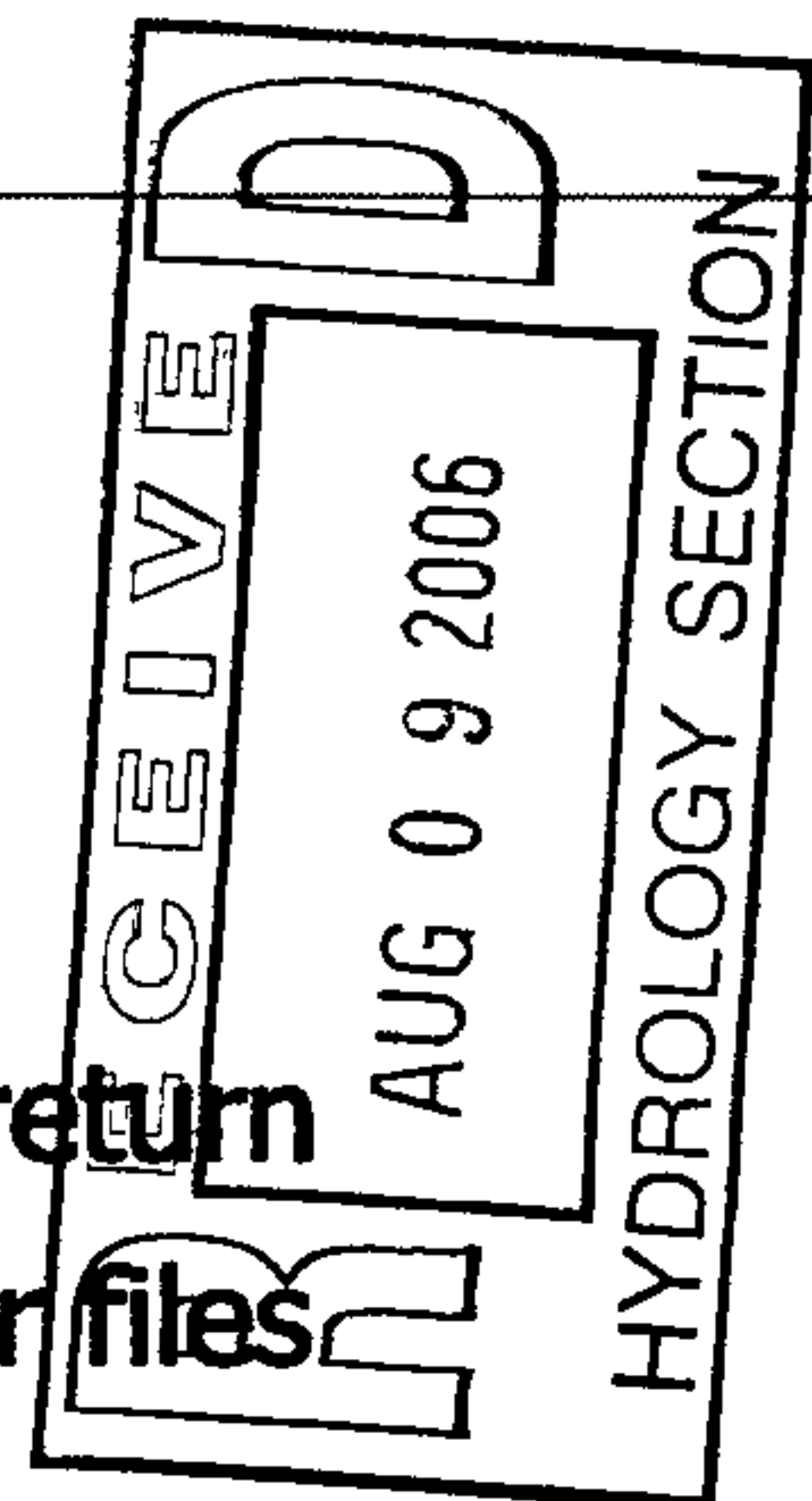
Reference: MANZANO MESA (L21/D62)

We transmit to you 1 copy(ies) of the following:

- | | |
|---|---|
| <input type="checkbox"/> _____ Plats | <input type="checkbox"/> Specifications |
| <input checked="" type="checkbox"/> <u>CONCEPTUAL GRADING</u> Plans | <input type="checkbox"/> Submittals |
| <input type="checkbox"/> _____ Disks | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> _____ Report | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> _____ | |
| <input type="checkbox"/> _____ | |

This information is transmitted:

- | | |
|--|---|
| <input type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input checked="" type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input checked="" type="checkbox"/> Please advise |
| <input type="checkbox"/> _____ | |
| <input type="checkbox"/> _____ | |

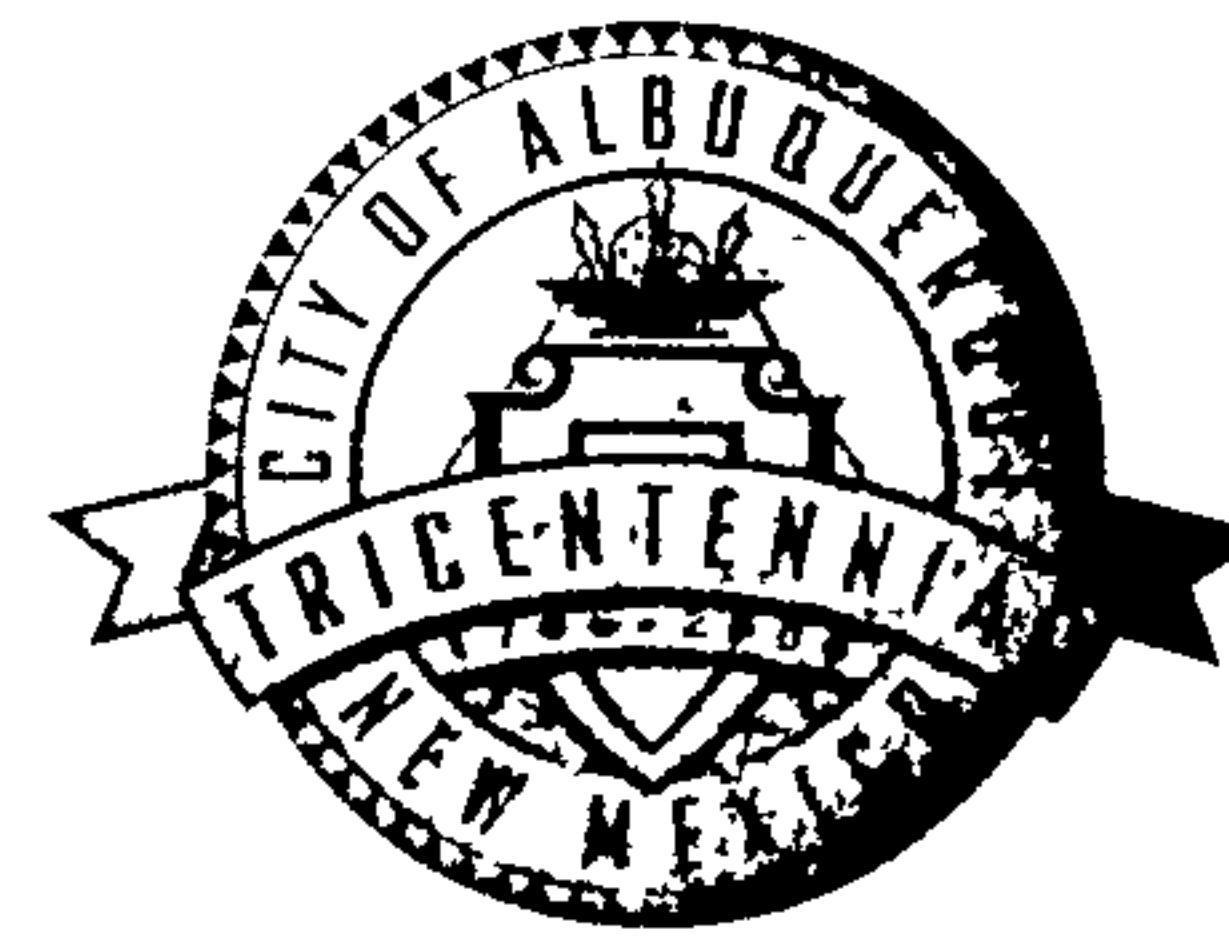


Remarks: After meeting with Brad, the layout has been revised to create Tract D (20' public SD easement), add an additional catch basin on Innovation Parkway, and to shift lots 1-22 to the east.

By: Scott McFee

Copies to: _____

CITY OF ALBUQUERQUE



August 3, 2006

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe NE
Albuquerque, NM 87108

Re: Manzano Mesa Subdivision – Tract H1 of Manzano Mesa
Engineer's Stamp dated 7-28-06 (L21/D62)

Dear Mr. McGee,

Based upon the information provided in your submittal received on July 28, 2006, the above referenced plan cannot be approved for a Site Development Plan for Subdivision.

The existing storm sewer on the east side of Eubank is located within a 20-foot easement immediately adjacent to the public right-of-way. The City must have access to all storm drain infrastructure elements within that easement. By developing backyards on top of this system, the necessary access would be prohibited. As the storm sewer cannot be relocated to the Eubank right-of-way, your site plan must be revised accordingly so as to grant access. Furthermore, the existing storm sewer, as per the record drawings for project #6681.81, is a 42-inch, not 48-inch as indicated on your site plan. This should be taken into account in your runoff analysis and system design.

If you have any questions or want to meet to discuss this project, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file L21/D62

Basin B
need to
get into SD
(new inlet)

P.O. Box 1293

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New Mexico 87103

www.cabq.gov

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(REV 01/05 - KDM)
05/06

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 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT H-1 MANZANO MESA
 CITY ADDRESS: Eubank & Innovation Parkway SE

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE
 ADDRESS: 128 MONROE NE PHONE: 268.8828
 CITY, STATE: ABQ NM ZIP CODE: 87108

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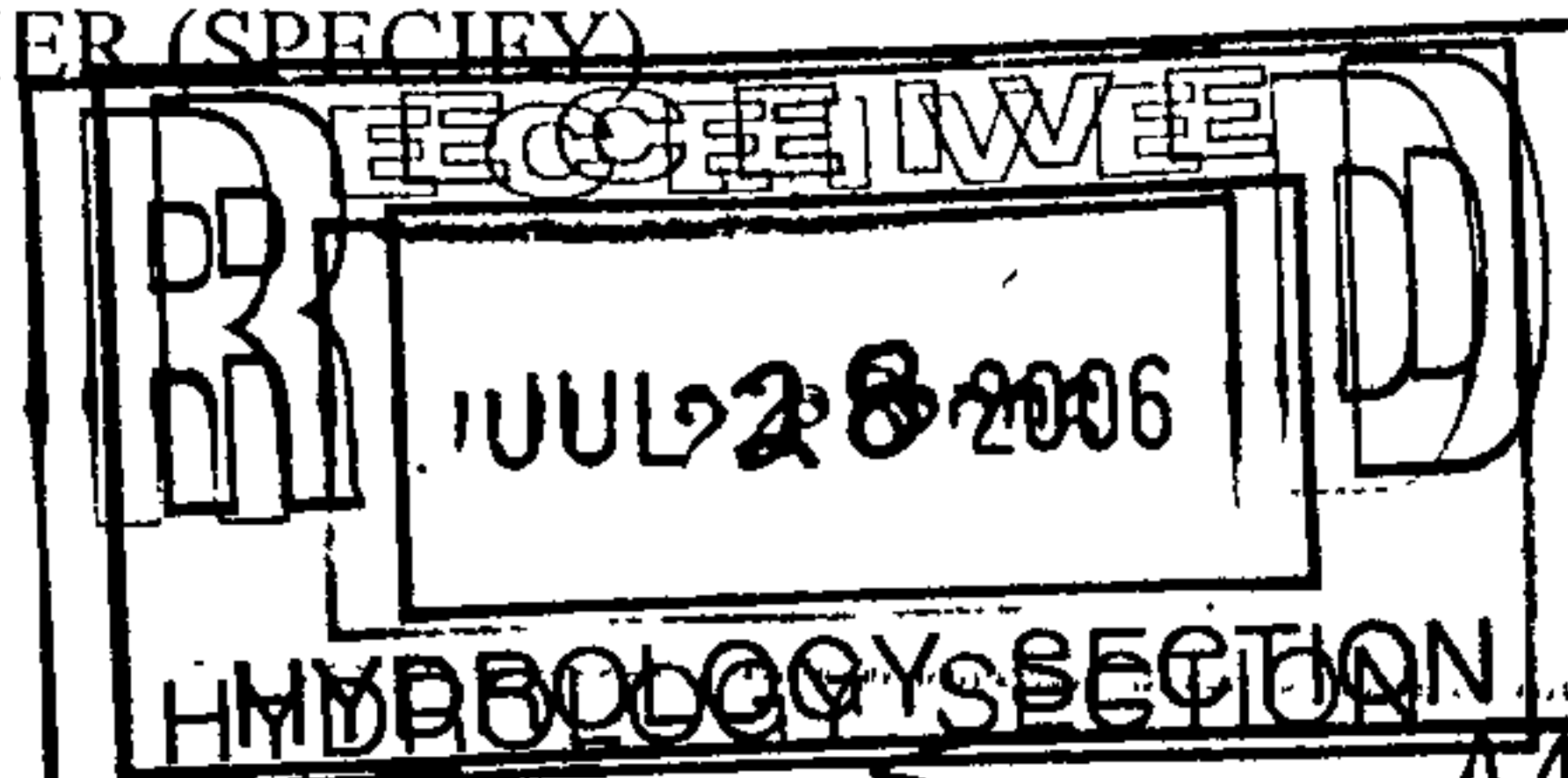
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 _____ DRAINAGE PLAN 1st SUBMITTAL
 _____ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL G & D PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ ENGINEER'S CERT (HYDROLOGY)
 _____ CLOMR/LOMR
 _____ TRAFFIC CIRCULATION LAYOUT
 _____ ENGINEER'S CERT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

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 _____ 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: 7/28/06 BY: SCOTT MCGEE



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