



February 5, 1998

Larry Read
Larry Read & Associates
P. O. Box 90233
Albuquerque, New Mexico 87199

RE: Preliminary Grading and Drainage Plan for Anthony Estates (M9/D17) Submitted for Sketch Plat Approval, Received January 13, 1998.

Dear Mr. Read:

Typically, it is not appropriate for City Hydrology to review plans for Sketch Plat approval. Prior to subdivision of the above referenced property, the following comments must be addressed:

1. This site was studied under the Arenal/Unser Drainage Management Plan. Please reference and use this master plan. How do your land treatments compare with the master plan? This site must discharge to the existing storm drain system. Please address downstream capacity and demonstrate how the runoff gets to the existing storm drain.
2. Delineate this site on the current FEMA flood map. This must be on the plan. The floodplain has been revised in this area since the 1983 mapping, therefore, the correct flood zone designation must be identified. How do the proposed pad elevations compare with the given base flood elevations? Is flood protection proposed? The limits of the existing FEMA floodplain must be labeled on the plan.
3. This site is adjacent to Sage Drive, therefore you must provide the ultimate street grades and the required storm drain design for Sage Drive. This development will be responsible for building or bonding the improvements in Sage adjacent to your site. Are interim improvements required? Also provide street grades in Street A and 86th Street.
4. The plan must show all existing ground elevations around the perimeter of the proposed subdivision. The existing subdivisions in this area have been experiencing problems due to the erosive soils, therefore, any changes in grades will require retaining walls. These must be shown on the plan. Do off-site flows enter this site?
5. Due to the problems with cross-lot drainage, please provide spot elevations on the lots, or a typical lot layout, to show in more detail how the lots will drain. Typically lots drain to the public right-of-way.

Good for You, Albuquerque!



Larry Read
page 2

February 5, 1998

6. Provide street capacity calculations to determine where the storm drain inlets are required. Also provide capacity calculations for all inlets, and storm drains where applicable.

The grading and drainage plans and any supplemental calculations must be stamped, signed and dated.

If you should have any questions, you may contact me at 924-3982.

Sincerely,



Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Anthony Santangelo, Owner
Fred Aguirre, DRB 98-24
File

DRAINAGE INFORMATION SHEET

Now #

PROJECT TITLE: ANTHONY ESTATES ZONE ATLAS/DRNG. FILE: M-9-Z / D 17

LEGAL DESCRIPTION: LOT 493, TOWN OF ATRISCO GRANT

CITY ADDRESS: _____

ENGINEERING FIRM: LARRY READ & ASSOCIATES CONTACT: LARRY READ

ADDRESS: P. O. BOX 90233 ALB. NM 87199 PHONE: 857-0863

OWNER: ANTHONY SNATANGELO CONTACT: ANTHONY SANTANGELO

ADDRESS: 257 JUAN TABO NE ALB. NM 87123 PHONE: 296-5552

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PREDESIGN MEETING:

☐ YES
☒ NO

DRB NO. _____
EPC NO. _____

☐ COPY OF CONFERENCE RECAP SHEET

PROJECT NO. _____

PROVIDED

TYPE OF TRANSMITTAL:

☐ DRAINAGE REPORT

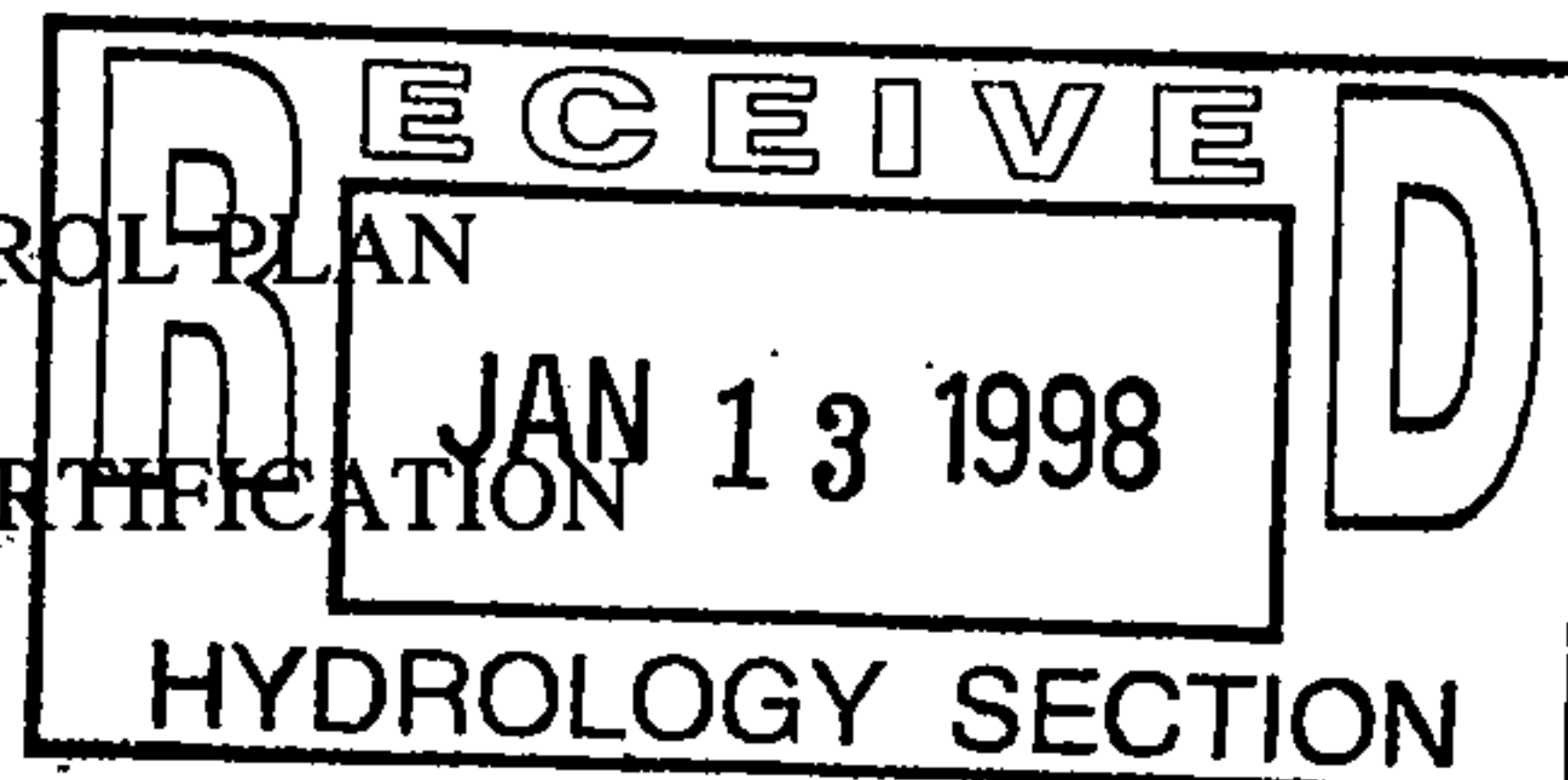
☐ DRAINAGE PLAN

☒ PRELIMINARY GRADING AND DRAINAGE

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION



DATE SUBMITTED: JANUARY 12, 1998

BY: LARRY READ

CHECK TYPE OF APPROVAL SOUGHT:

☒ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)