



February 5, 2016

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Richard J. Berry, Mayor

**RE: Estates at Glendale Unit 2
Drainage Report and Grading and Drainage Plan
Engineer's Stamp Date 12-28-15 (File: B19D027)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 12-29-15, the above referenced submittal is approved for action by the DRB on the Preliminary Plat.

The Grading and Drainage Plans cannot be approved for Grading Permit until the following comments are addressed:

- PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov
1. Submit an ESC plan to Curtis Cherne for approval.
 2. Provide a Benchmark.
 3. Section A-A, show Property Line at Center of wall.
 4. Back yard ponding is not allowed as homeowners can eventually fill in. First flush ponds should be in the front. Revise report to state this.
 5. Lot 10 discharges to Lot 9 via a turned block in side wall. Correct leader to point to sidewall.
 6. Call out a curb cut on existing channel, so that rear of lot 12 can discharge to channel.
 7. Shift the SW culverts on Glendale to the west so that Lot 9 and pond will drain to them. *SHOW SECTION SHOWING drain or channel.*
 8. The wall elevations along the western boundary are marked as either TW or BW, but per our conversation, those elevations are FG (finished grade) elevations on the eastern side of the existing retaining wall, which has a garden wall on top. Therefore,
 - a. Call out existing retaining wall supporting an existing garden wall
 - b. Change the abbreviations to FG for the elevations on the western side of wall.
 9. Show the offsite basins on an offsite basins map. They should match those shown on the Mark Goodwin & Associates (MG&A) plan (stamped 7/13/12) that show the offsite boundaries and flows.
 10. Since offsite basin (109 from MG&A) to drain thru 5 overturned blocks in wall. However, 5 adjacent blocks cannot be overturned to discharge into SW culvert. There must be some length of wall between overturned blocks (about 6'). Provide a series of overturned blocks, and provide a means to direct the flows to the cul-de-sac.

11. Similarly, 2 overturned blocks from Offsite basin 110 from MG&A should be spaced further apart, or some sort of header installed in wall.
12. In Report , Pg 3, Par. 1 – change 7 lot subdivision to 8
13. In report, Pg. 3, Par. 2 – change “desiltation” pond to “Temporary Retaining” pond
14. Add pond volume calculations.
15. Note on the Grading plan the existing walls adjacent to the property. It is unclear where the existing walls are, particularly along the west and south edge. There also appears to be an existing wall along the east edge.
16. If there is to be “recontouring” on the lots to the south, then show on the plan and add the following note: CONTRACTOR MUST COORDINATE GRADING ON OFFSITE LOTS WITH NEIGHBOR(S) TO THE SOUTH PRIOR TO BEGINNING WORK
17. Note the type of Curb and Gutter on the plan, and the extents of the different types.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rita Harmon', followed by a long horizontal line extending to the right.

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient