

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 24, 2014

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

Richard J. Berry, Mayor

**RE: Eagle Crest Subdivision  
Drainage Report and Grading and Drainage Plan  
Engineer's Stamp Date 7-3-14 (File: C18D064B)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 7-3-14, the above referenced submittal cannot be approved for action by the DRB on the Site Plan for Building Permit or the Preliminary Plat; nor for Grading Permit until the following comments are addressed. Please note that the following comments are cursory, and a more detailed review will be performed after the initial comments are addressed.

PO Box 1293

Albuquerque

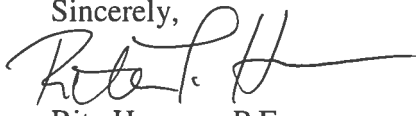
New Mexico 87103

www.cabq.gov

1. Since the proposed subdivision is partially in a Special Flood Hazard Area (AO with 1 ft. depth) an application for a LOMR is in order. However, until such time that the LOMR is approved, the City cannot issue building permits within a flood zone. Therefore, in the interest of time, it may be beneficial to raise the finished pads above the Base Flood Elevation and apply for a LOMR-F. The finished pads would have to be 1' above the highest contour elevation that crosses the lot.
2. Since this project is to be phased, a scheme to handle drainage must be determined for all the interim conditions, and also the final condition.
3. Ponding used for the management of the "first flush" should be only on the front yard as backyards are often landscaped and modified substantially.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit or Work Order.

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

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

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