

CITY OF ALBUQUERQUE



October 24, 2012

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

**Re: La Vista Subdivision Lots 9A, 9B and 9C, Grading and Drainage Plan
Engineer's Stamp Date 10/18/2012 (C19/D042)**

Dear Mr. Thompson,

Based upon the information provided in your submittal received 10-19-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- It appears the drainage at the south end of Lot 9C will turn west into the AMAFCA ROW rather than draining south, unless a berm or similar is graded in the AMAFCA ROW. This may be acceptable with AMAFCA approval.
- The opening size in the west wall of Lot 9C should be sized, be above grade and have filter fabric to prevent sediment from leaving the site. In addition, it is a 5 foot drop to the other side of the wall, which will erode the footer and cause erosion in the AMAFCA ROW.
- At the northeast corner of Lot 9C, the wall grades are proposed at TW=84 and BW=78. A BW=78 is too low on the north side of the wall. Perhaps a TW/BW on the western wall and an addition TW/BW on the northern wall is appropriate.
- It appears the southern portion of Lot 9B will drain west to the AMAFCA ROW.
- Per the La Vista Subdivision Grading Certification, Offsite Basin A and B drain towards Lot 9C. When summed, these two basins produce 5.07 cfs. The above referenced plan specifies one offsite basin producing 3.45 cfs. Please clarify.
- Please remove the apparent ease-west property line across Lots 9A, 9B and Lot 8.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services