

# CITY OF ALBUQUERQUE



October 1, 2012

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

**Re: La Vista Subdivision Lots 9, 10 and 11, Grading and Drainage Plan  
Engineer's Stamp Date 9/25/2012 (C19/D042)**

Dear Mr. Thompson,

Based upon the information provided in your submittal received 9-25-12, 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

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- Since this site drains to and is adjacent to an AMAFCA channel, AMAFCA approval is required.
- The proposed wall along the eastern edge of Lot 11 changes the existing drainage pattern for Lot 17. Lot 17 historically drained to the side inlet of the La Cueva Channel rather than "...toward Eagle Rock Ave" as stated in the drainage narrative. Demonstrate how Lot 17 could drain to Eagle Rock Ave, which does not have curb and gutter or Lot 17 should drain to the channel side inlet as it historically did.
- Lot 11 should drain to the channel side inlet.
- Existing contours should be in agreement with grades provided on your certification of La Vista @ Desert Ridge Subdivision dated 9-11-12.
- Provide existing grades in the AMAFCA ROW, including adjacent to Lot 11 and approximately 25 feet into the AMAFCA ROW.
- Why is there a low point (TW 88.30, 89.00 north and south of it) midway down the lot along the eastern side of Lot 11? Should the grade be 89.30?
- Show the La Cueva channel.
- Show the La Cueva channel side inlet with corner and invert grades.
- Please remove the "concrete channel" detail as it is not proposed.
- Remove Note 1 that mentions the builder will construct side yard retaining walls. The developer will construct the retaining walls as part of this grading plan.
- BW grades are in disagreement with grades on the low side of the wall for Lot 11.
- Why does the La Cueva Channel (dotted lines) run through this site?

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis Cherne'.

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

PO Box 1293

Albuquerque

C: e-mail

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