

# CITY OF ALBUQUERQUE



30 KC  
November ~~25~~, 2015

Richard J. Berry, Mayor

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

**RE: La Vista Subdivision - Lot 17, Block 1, NAA Tracts 2, Unit 3  
Grading and Drainage Plan  
Engineer's Stamp Date 10-2-15 (File: C19D042A)**

Dear Mr. Thompson:

Based upon the information received on 10-5-2015, the above referenced submittal cannot be approved for Building Permit and Grading Permit until the following items are addressed:

1. Show how the proposed grades around the perimeter of the lot will tie to existing ground.
  - a. East Perimeter: Basin A should be graded to drain to the swale; it appears that the east edge of the swale will be higher than existing ground.
  - b. South Perimeter: Show elevations of the sidewalk that are consistent with the future vertical alignment of the Eagle Rock sidewalk (Sheet 2 shows that the future sidewalk ties to the proposed interim sidewalk).
  - c. Driveway: The spot elevations of the driveway don't match the roadway elevations.
  - d. West Perimeter: Provide a section along the retaining wall to clarify the intent to provide positive drainage away from the wall, or if any fill is needed.
2. Ensure that the NE wall opening is aligned with the low spot, which appears to be at the corner of the Lot 6 & Lot 17 lot line intersection; or show grading that conveys flows to that point. Coordinate the possible need for an easement since the site will be accepting flows from the Wyoming Blvd Right of Way.
3. Provide a roadway edge (curbing or wall) along the west edge of the access easement between the retaining wall and the driveway.

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4. The drivepad should have flared corners to prevent potholing at the 90-degree corner with the edge of pavement. It is understood that the improvements on Eagle Rock will develop this driveway; compacted base course can be used to protect the corners in the interim condition.
5. Provide a continuous sidewalk connection across the rock-lined swale (a sidewalk culvert or driveway culvert might be needed).

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

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

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Orig: Drainage file