

CITY OF ALBUQUERQUE



August 28, 2014

Mr. David Thompson
Thompson Engineering Consultants
PO Box 65760
Albuquerque, NM 87193

**Re: La Vista Subdivision
Grading and Drainage Plan
Engineer's Stamp Date 6-17-14 (C19D042A)**

Dear Mr. Thompson,

The above referenced plan cannot be approved for Building Permit for Lot 17 and for Grading Permit for Lot 9C until the following comments are addressed:

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1. Determine the size of the Basin B in the final condition with a redesign of Wyoming east of the constructed La Vista Subdivision. Since the redesign of Wyoming east of Lot 17 is no longer necessary, the proposed design for Wyoming submitted with the interim area of Basin B is no longer practical. Provide a redesign of Wyoming east of the constructed La Vista Subdivision that shows the size of the final Basin B. Design Lot 17 for the larger flow and volume whether or not those are due to the interim condition or final condition.
2. Based upon emails forwarded by you from AMAFCA, AMAFCA is suggesting a French drain instead of draining into the channel. The French drain concept is acceptable to City Hydrology. Design the French drain for the 100 year 6 hour storm. An on-site percolation test will be necessary for that design. Revise your plan to show a French drain. Include the design calculations for the French drain.
3. At the southeast corner of the proposed pool on Lot 9C, surface water drains into the pool. Revise so water does not drain into the pool.
4. On Lot 17, the proposed driveway is not in alignment with the gravel driveway. Revise the alignment. The spots elevations of the southern end of the drive are not match the existing concrete drive. Revise the spot elevations. Add a curb or wall along the western edge of the driveway from the wall (elevation 87.5) to the southern property line of Lot 17. Extend the proposed concrete drive five feet north of the swale so the swale does not erode the driveway.

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5. On the western edge of Lot 17, you are proposing 8-12% slopes the access easement to Lot 9C. While a water block is necessary, a smoother transition along the access driveway is also necessary.
6. Include the height of the wall opening on the north side of Lot 17.
7. A swale is drawn along the eastern edge of Lot 17. There is a 2 foot drop over 2 feet from the western edge of the swale to the spot elevation for the back of the yard. You have stated in conversation that a wall will be there. Show the wall on the drawings.
8. Walls will be separating the back yards. Show the walls and provide an opening for the back yards to drain through.
9. Provide spot elevations on the sidewalk.
10. Lynn Mazur from AMAFCA has approved Lot 17 but not Lot 9C. Lot 9C cannot be approved by City Hydrology until Lot 9C is approved by AMAFCA.
11. Note that Lot 9C will not be approved for Building Permit until the lien is removed from Lot 9C.
12. You have requested that Lot 17 be approved before Lot 9C since Lot 9C will take more time to approve due to the percolation test. Make separate submittals for each lot from now on. Lot 17 will be kept under C19-D042A. Lot 9C will be placed under a different file. Drainage review fees will be necessary for Lot 9C.

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If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

www.cabq.gov

C: e-mail