

CITY OF ALBUQUERQUE



January 8, 2012

Glenn S. Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalucia Villas, Tract 4 and 6 North Andalucia
Grading and Drainage Plan
Engineer's Stamp Date 6/04/2012 (E12/D015C)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 8/07/2012, the above referenced submittal can not be approved for Building Permit Approval until the following comments have been addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Include the 100-yr/10-day Volume calculations on Sheet C1.
- Provide sections at the highest point of the retaining walls where retaining walls are being proposed. Please include the garden wall. The total height (retaining wall + garden wall) can not exceed eight feet.
- By the entrance on Antequera Rd., the property line extends into the road. The curb and gutter appears to be built inside the private property? Do we need easements for existing public improvements as well as proposed public improvements such as sidewalks?
- What is the runoff depth in the street by the entrance on Antequera Rd.? The runoff might be jumping the handicap ramp and over the sidewalk on the east side of the entrance.
- Show handicap parking spaces and spot elevations to assure grades meet ADA requirements.
- Are all the sidewalk connections from the site to the public sidewalks ADA accessible? Please clearly show all the ADA accessible sidewalks. Include grades and slopes for all the ADA routes.
- Are there any conflicts between the proposed storm drain pipes and sanitary sewer pipes? Please provide a copy of the Master Utility Plan with invert elevations for the storm drain and sanitary sewer system on-site.
- Clearly show the property line. There appear to be fencing on the property line. If so, please include the fencing as part of the Legends on the plans.
- Clearly show all the sidewalks along the public right-of-way.

CITY OF ALBUQUERQUE



- The surface runoff from the dog park can not drain to the storm drain system without treatment.
- No certification of occupancy will be issued until revised Pond A, as shown on the Mater Drainage Plan (under the City Drainage Number E12/D15), is regarded and certified.
- Provide inlet detail and drainage capacity calculations.
- Depress landscaping areas where possible. Area there proposed curb openings to allow the runoff enter the landscaping areas?

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

PO Box 1293

Albuquerque

C: e-mail

NM 87103

www.cabq.gov