

CITY OF ALBUQUERQUE



March 14, 2018

Scott Eddings, P.E.
Huitt-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM, 87124

RE: **ABCWUA Fence**
Tract 2-A, Bosque School
Grading and Drainage Plan
Engineer's Stamp Date: 3/4/18
Hydrology File: E12D015F

Dear Mr. Eddings:

Based on the information provided in your submittal received on 3/8/18, the Grading Plan cannot be approved until the following are corrected:

1. Please provide sections for the retaining walls. The retaining walls appear to straddle the property lines. If true, written permission will need to be obtained from the adjoining landowners for this encroachment.
2. Written permission will need to be obtained from Parks and Recreation for the small amount of grading on their property (as well as the retaining wall encroachment). Please contact Jim Sattler (452-5213, jsattler@cabq.gov) or Richard Rodriguez (452-5215, rarodriguez@cabq.gov) with Parks and Recreation for assistance in obtaining permission.
3. If permission for the retaining walls cannot be obtained, they will need to be inset from the property line such that the wall and its footer do not encroach on the neighboring property.
4. The grading near the northwest corner seems inconsistent with the desired effect. There seem to be some unintended depressions and cuts as though Civil3D generated the surface with several bad points. Please look at this area and call me if you have questions.
5. Please add a note where the pond crosses the pond to the effect of: "No grading or filling of the pond is allowed with this fence construction".
6. Add a note on the plan that no work shall be allowed in the public ROW without an Excavation Permit.

CITY OF ALBUQUERQUE



7. Provide a .pdf copy with all Hydrology submittals, by CD or emailed to PLNDRS@cabq.gov.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

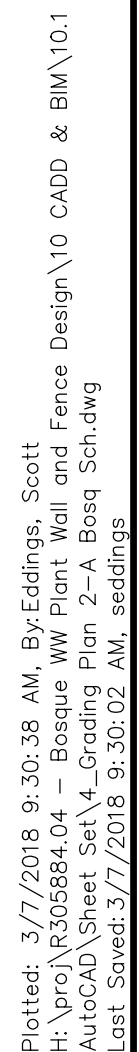
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

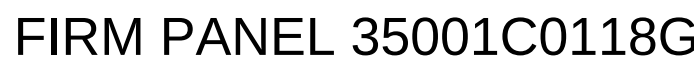
NM 87103

www.cabq.gov



LEGEND:

---6560---	EXISTING MINOR CONTOUR
- - - 6561 - -	EXISTING MAJOR CONTOUR
———6561———	PROPOSED MINOR CONTOUR
———6561———	PROPOSED MAJOR CONTOUR
+ + + + + + + -	LIMITS OF GRADING
—□—□—	PROPOSED FENCE - OPEN TO FLOW
—————	PROPOSED SIDEWALK
◀	DISCHARGE LOCATION
◀ — — —	FLOW DIRECTION
—+—+—+—+—+—	RETAINING WALL



PER THE FEMA MAP NUMBER 35001 C0118G DATED
SEPTEMBER 26, 2008 SHOWS THE SITE IS WITHIN FLOOD
HAZARD ZONE X.

I PERSONALLY INSPECTED THIS SITE AND NO GRADING,
FILLING, OR EXCAVATION HAS OCCURRED SINCE THE
PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS
PLAN.

SURVEY FROM BERNALILLO COUNTY PUBLIC LIDAR
MAPPING.

THE PROPOSED DRAINAGE CONDITIONS INCLUDE CONSTRUCTING A PUBLIC SIDEWALK AND DEVELOPING THE RIGHT OF WAY TO SLOPE FROM BACK OF CURB TO PROPERTY LINE AT 2 PERCENT. THE SITE WILL BE TAPERED FROM THE NEW RIGHT OF WAY FILL TO 15 FEET INSIDE THE PROPERTY LINE ADJACENT TO MIRANDELA TO SLOPE AT 2 PERCENT AWAY FROM THE RIGHT OF WAY AND THEN SLOPE AT 10 PERCENT TO DAYLIGHT.

THE SITE DISCHARGES APPROXIMATELY 9.647 CF OF STORM WATER AT A RATE OF 7.75 CFS INTO THE PUBLIC STORM POND. THIS REMAINS UNCHANGED BETWEEN THE EXISTING AND PROPOSED CONDITIONS.

THERE IS A 100' WIDE PUBLIC DRAINAGE POND EASEMENT ALONG THE EASTERN BOUNDARY AND A PUBLIC POND HAS BEEN DEVELOPED WITHIN THE EASEMENT. THERE IS A 20' WIDE PUBLIC DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE AND A 42" DIAMETER STORM DRAIN HAS BEEN PLACED WITHIN THE EASEMENT TO CONVEY STORM WATER FROM MIRANDELA ST. TO THE POND. THE LANDS ENCUMBERED BY A DRAINAGE EASEMENTS TOTALS 1.2319 Ac. THE REMAINING 3.2681 Ac OF THE PROPERTY HAS NOT BEEN DISTURBED.

EXISTING TERRAIN SLOPES FROM WEST TO EAST AND GENERALLY NORTH TO SOUTH. STORM WATER SHEET FLOWS ACROSS THE SITE AND DISCHARGES INTO THE PUBLIC STORM DRAINAGE POND.

MIRANDELA ST. TO THE WEST, PREVENTS OFF-SITE STORM WATER FROM LANDS WEST OF THE SITE.

TRACT 6-A TO THE NORTH PROVIDES ACCESS TO OPEN SPACE AND HAS BEEN GRADED TO PREVENT STORM WATER FROM FLOWING ACROSS THE PROPERTY LINE.

MRGCD LOWER CORRALES DRAIN EXTENSION TO THE EAST DOES NOT ACCEPT OR RELEASE STORM WATER TO TRACT 2-A. TRACT 2-B TO THE SOUTH SLOPES FROM WEST TO EAST AND GENERALLY NORTH TO SOUTH. STORM WATER SHEET FLOWS ACROSS THE SITE AND DISCHARGES INTO THE PUBLIC STORM DRAINAGE POND.

 3/4/18		GRADING AND DRAINAGE PLAN ALBUQUERQUE BERNALLILLO COUNTY WATER UTILITY AUTHORITY		Designed By: HUITT-ZOLARS Huitt-Zolars, Inc. 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-5141 Fax (505) 892-3259 Designed For: ALBUQUERQUE BERNALLILLO COUNTY WATER UTILITY AUTHORITY		7			
						6			
						5			
						4			
						3			
						2			
						1			
						NO.	DESCRIPTION	DATE	BY
							REVISIONS (OR CHANGE NOTICES)		

PROJECT NO. R305884.04	
DESIGNED BY: GM	
DRAWN BY: VKL	
CHECKED BY: SE	
DATE:	MAR. 4, 2018
DPW CHK:	-
SHEET:	
C-102	