

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



June 5, 2012

David Soule, P.E.
Rio Grande Engineering
1616 Central SE, Suite 201
Albuquerque, New Mexico 87106

RE: Lot 13, Sauvignon Subdivision – Grading & Drainage Plan for Building Permit
11524 Zinfandel N.E. P.E. Stamp: 6/7/12 (E22-D007F7.1)

Dear Mr. Soule,

Based upon the information provided in your submittal received June 7, 2012, on the above referenced plan we have the following comments:

1. Since sidewalk will be required along Zinfandel, grades within the R/W must slope toward the street. Not the 5871 contour is missing near the driveway.
2. Clarify the grades and existing wall type along the east property line. Show that the proposed grades will not be too low (or high) for the existing structure.
3. The 5875 contour near center east side appears to be the 5870 contour, but mislabeled.
4. What is the heavy dashed line along the east and south property line?
5. The cobble swale sketched along the west property line appears to channelize flows from the front yard and driveway through a narrow path against the west "Screen Wall", which also appears to retain nearly 2' of fill at the narrowest point.
 - o Check grades for wall design (max. 18" retainage).
 - o Provide a detail/section for the swale to keep flows away from the screen wall.
6. Grading at the NW corner of the lot is different from that shown on Lot 12, recently approved through your office. It also proposes 1'-2' cut at the location of an existing electric transformer (not shown).
7. The drainage shown directed toward the back side of the retaining wall, near the middle of the east side of the lot. Is the wall adequately designed for this condition?

Prior to Permanent Certificate of Occupancy approval, an Engineer's Certification of compliance with this revised Grading and Drainage plan is required per the DPM.

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

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file E22/D007F7.1
c.pdf Addressee via Email david@riograndeengineering.com