

CITY OF ALBUQUERQUE



February 02, 2012

Scott M. McGee, P.E.
9700 Tanoan Dr NE
Albuquerque, NM 87111

**Re: Montessori Of The Rio Grande Charter School
Grading and Drainage Plan
Engineer's Stamp Date 1/09/2012 (H12/D008A)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 1-19-2012, the above referenced plan can not be approved for Building Permit until the following comments are addressed.

- Limits of the project are not fully reflected on the Vicinity Map.
- Lots B and C are zoned RA-1 and Lot A is zoned SU-1. Is the site being re-platted and rezoned? If so, please provide a copy of the preliminary plat.
- Provide more spot elevations along the boundary of Lots B and C. Increase the text size.
- How is the emergency access road being graded? Will it be super elevated? Provide spot elevations for this road.
- Clearly show the limits of the irrigation ditch on the plans. MRGCD approval will be required for any changes to the existing irrigation ditch.
- Are there any offsite runoff entering this site?
- It is mentioned on the plan that the changes to the parking lot are minor. Losing +/- 18 parking spaces does not appear to be minor changes.
- West basin runoff was increased slightly. Please depress the landscaping areas to retain portion of the runoff to match the exiting runoff.
- The area just south of the entrance appears to drain over the sidewalk. Please depress the landscaping to retain portion of the runoff. Please make sure that runoff does not drain to the property located south of the driveway.
- There are two spot elevations that are at 65.00 on the south side of the driveway. Please correct the elevations.
- Show the basin layout on the plan.
- Provide pond calculations for the existing pond and proposed ponds.

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

C: file