

# CITY OF ALBUQUERQUE



September 4, 2014

Diane Hoelzer, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

**Re: Sawmill Crossing, Grading and Drainage Plan**  
**Engineer's Stamp dated 5-23-12 (H13/D057)**

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 5-24-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB for Unit 2 until the following comments are addressed:

1. If the connection to the south is to be built it should be shown on the plan and how this site will tie to it.
2. Adjust grades at the west end of Cheshire Ct to reflect changes made at Unit 1 and change the plan so it does not show what was proposed but not built in Unit 1.
3. Hydrology approved a grading plan for a retaining wall along lots 19-28, stamp date 9-10-13 Mark Goodwin and Associates. TW grades are different than the spot elevations in this plan. Please review this plan and confirm the rear yard grades.
4. Provide existing grade spot elevations along around the perimeter of the site on the adjacent land.
5. The invert of the channel near Lot 58 is 61.7 upstream of the sidewalk and there is a 62.31 grade downstream of the sidewalk. This will not drain as intended. How is the water getting under the sidewalk?
6. In Unit 1, the one foot channels are to be built with the Building Permit. It is not clear how invert elevations are controlled by this process and Hydrology must put a "HOLD" on these properties for an inspection prior to Release of Certificate of Occupancy. This is a cumbersome process.
  - a. The 1 foot channels in the rear yards should be built and certified prior to Building Permit approval. The side yard channels could be built with the Building Permit since the invert of the backyard channel and the sidewalk culvert at the street would have been constructed, positive drainage would have been established.
7. State how the site will manage the first flush. It drains to the pond.
8. Hydrology is having difficulty locating the drainage report submitted with Unit 1. Please provide a copy of the report with any changes as necessary.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Department