CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development & Building Services

January 15, 2014



Richard J. Berry, Mayor

Robert Fierro, PE Fierro & Company 2929 Coors Boulevard NW Albuquerque, NM 87120

RE: Palisades Subdivision, Replat of Block 4, Lots P-1, Q-1, R-1 #<u>J11-D009</u>

5209 – 5219 La Bajada Drive NW

(DRB Case # 10009710)

Conceptual Grading and Drainage Plan for RePlat

PE Stamp: N/A

Dear Mr. Fierro:

Thank for meeting with me yesterday regarding previous comments on your Conceptual Grading Plan for Platting action by the Development Review Board (DRB). As we discussed, no further submittal of a Grading and Drainage plan will be required at this time. A lot specific Grading Plan will be required for release of any Building Permit on the replatted lots, when the owners elect to develop.

PO Box 1293

Based upon your prior submittal, the available survey data, field conditions, and our discussion yesterday, the proposed lot consolidation (3 to 2) (**DRB Case No. 1009710**) will be acceptable to Hydrology, given the following conditions:

Albuquerque

1. On proposed lot P-1-A, provide a 10-foot Drainage Easement along the back, NW side of the lot, and a 7-wide Drainage Easement along the, NE side of the lot, for the benefit of Lots L-1 and K-1, to drain to the La Bajada Road R/W.

New Mexico 87103

2. On proposed lot R-1-A, provide a 10-foot wide by 15-foot long Drainage Easement at the back, SW corner of the lot, and a 7-wide Drainage Easement along the NE side of the lot, for the benefit of Lot K-1 to drain to La Bajada.

www.cabq.gov

If you have questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.

Senior Engineer

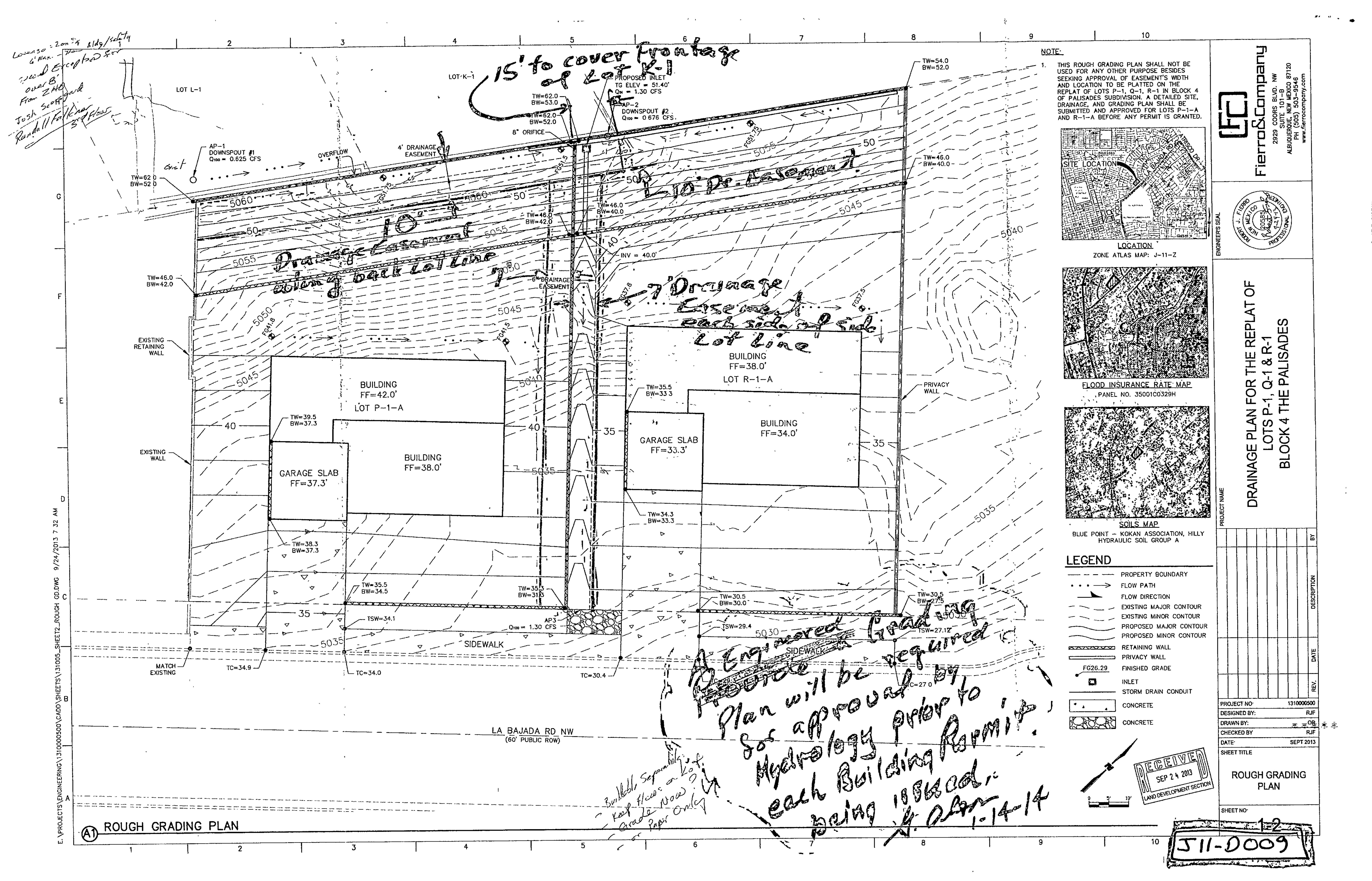
Orig: Drainage

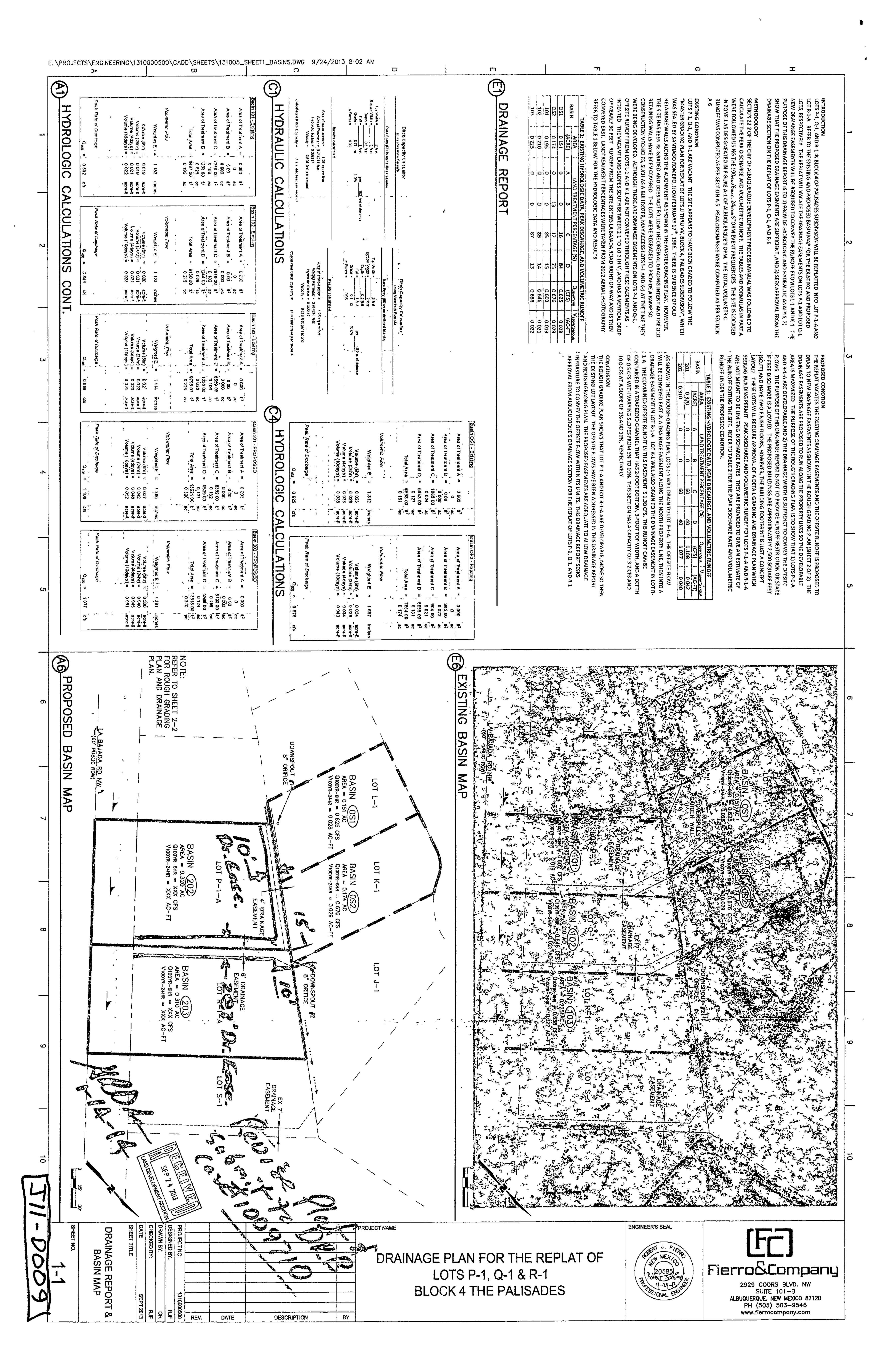
Drainage file J11-D009

c.pdf

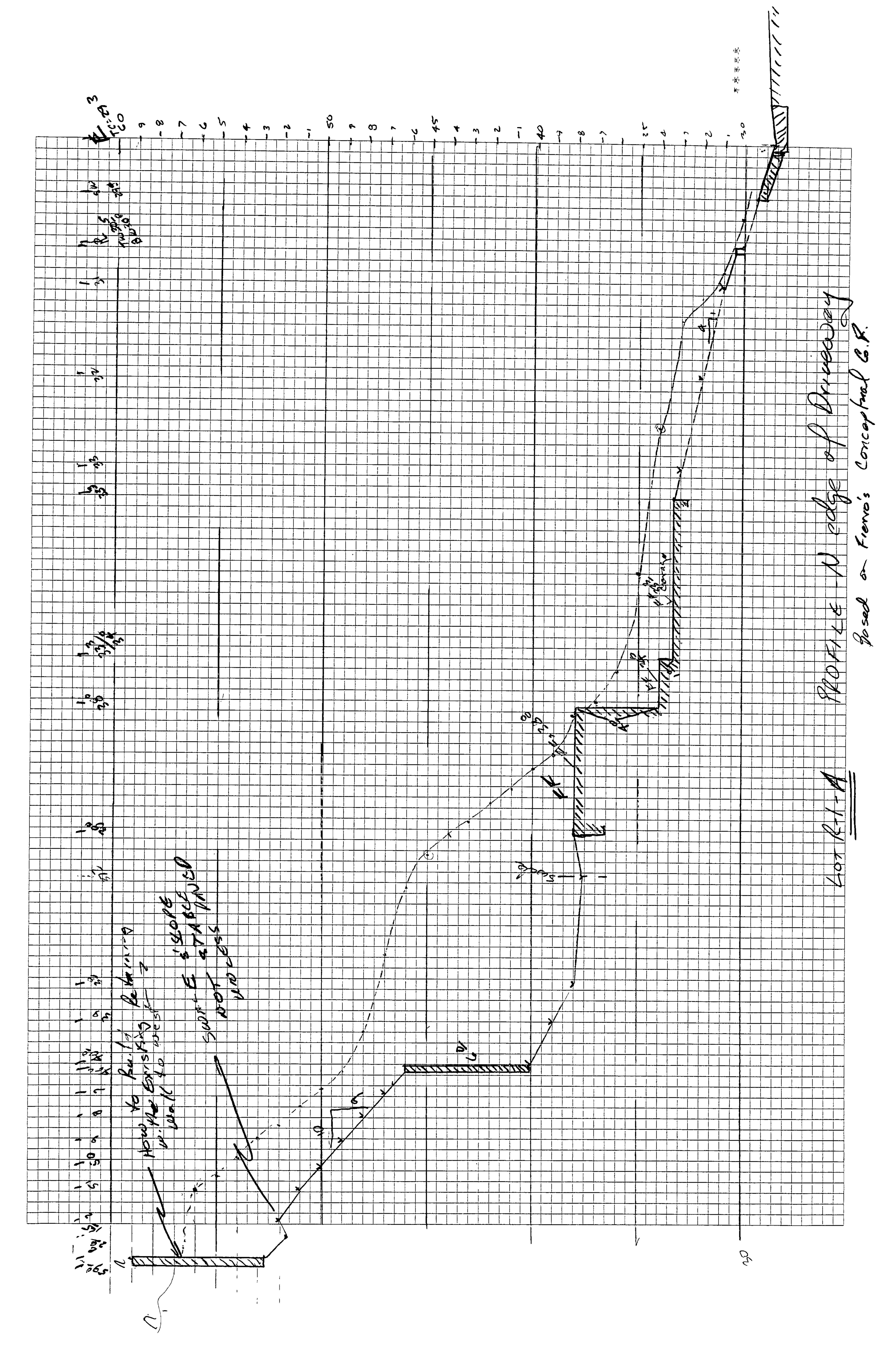
Addressee via Email: RobertFierro.FC@gmail.com
Owner, Chris Sanchez via email: ChrMarSan@gmail.com

DRB File: Case # 1009710



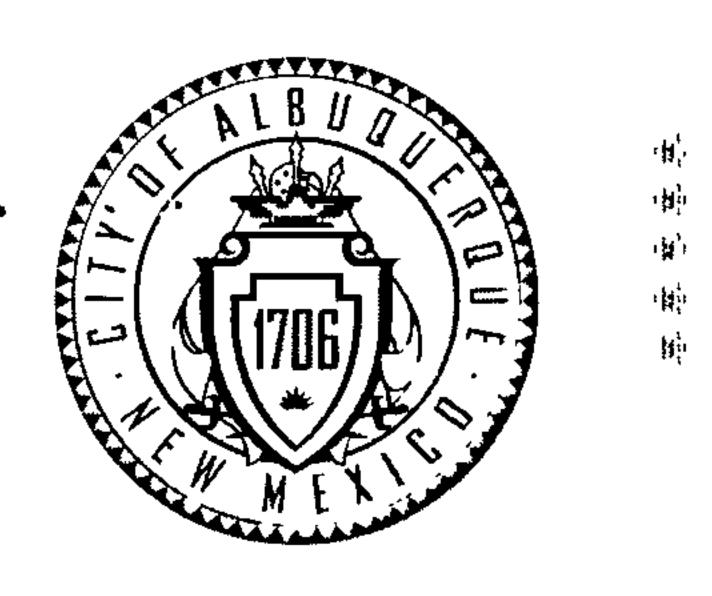






CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development & Building Services



Richard J. Berry, Mayor

November 8, 2013

Robert Fierro, PE Fierro & Company 2929 Coors Boulevard NW Albuquerque, NM 87120

RE: Palisades Subdivision, Replat of Block 4, Lots P-1, Q-1, R-1 #<u>J11-D009</u>

5209 – 5219 La Bajada Drive NW

Conceptual Grading and Drainage Plan for RePlat PE Stamp:

9/24/2013

Dear Mr. Fierro:

Based upon the information provided in your submittal received on 9/24/13, and my subsequent conversations with you and the owner, Chris Sanchez, the above **referenced Conceptual Grading Plan cannot be approved for Platting action**. The extreme grade differential on these lots creates significant concern for the buildability of the proposed lots, as well as the stability of existing, adjacent structures.

Albuquerque

PO Box 1293

It appears from the information provided in this submittal, that the proposed lots can be graded for building. However, prior to approval of a grading concept for the proposed platting action, the following concerns must be addressed:

New Mexico 87103

1. The proposed drainage easements must be revised to convey upstream flows through the new lots, SE to La Bajada Street R/W, without crossing the property line to the adjacent lot.

www.cabq.gov

- 2. Mr. Sanchez indicated to me that he does not intend to do site grading and retaining wall construction for the platted area. Hence, the drainage concept for the proposed lots needs to demonstrate that the new lots will be buildable, individually.
- The existing survey does not provide offsite grades on the west and south edges of the site, preventing review of impacts on adjacent sites and structures. Per the DPM, this plan should provide offsite grades for 25' beyond the property lines.
- 4. The drainage concept must also recognize zoning restrictions on maximum wall heights allowed, and Special Exception criteria applicable with excess heights.

of 2

J11-D009

Palisades Subdivision - Replat of Block 4, Lots P-1, Q-1, R-1 5209-5219 La Bajada Drive NW November 8, 2013 Page 2

5. A major concern is the feasibility (structural & economic) of constructing the proposed retaining wall at the rear lot line, cutting as much as 10-feet below the foundation of the existing retaining walls at the back of the abutting lots. Related to this concern is the proposed 4' wide drainage easement at the base of that wall, conveying runoff, laterally along the top of a 1:1 slope. Any slope over 3:1 requires erosion protection per the DPM. The light, sandy soil on this site may need to be as flat as 5:1 to avoid erosion without protection. It seems more appropriate to proposed terraced retaining walls, offset from the existing retaining walls, to ensure the stability of those structures.

It may be beneficial for us to meet, or discuss these issues by phone before you prepare a resubmittal. My part-time work hours are Tuesday through Friday afternoons. Please call me to set a time to discuss this project.

If you have questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.

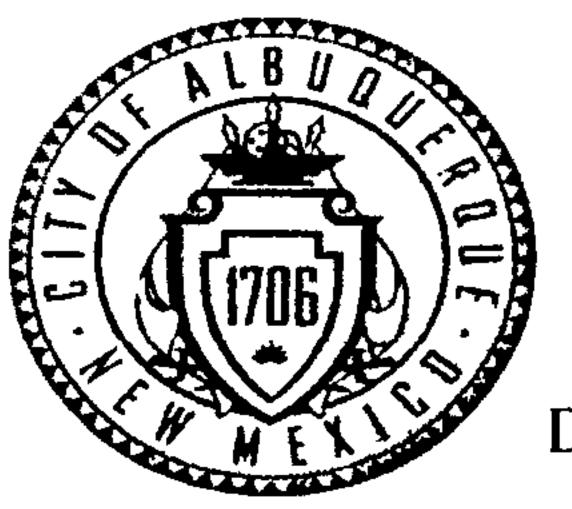
Senior Engineer

Orig: Drain

Drainage file J11-D009

c.pdf

Addressee via Email: RobertFierro.FC@gmail.com



City of Albuquerque

Planning Department

Development & Building Services Division OR AINAGE AND TRANSPORTATION INFORMATION

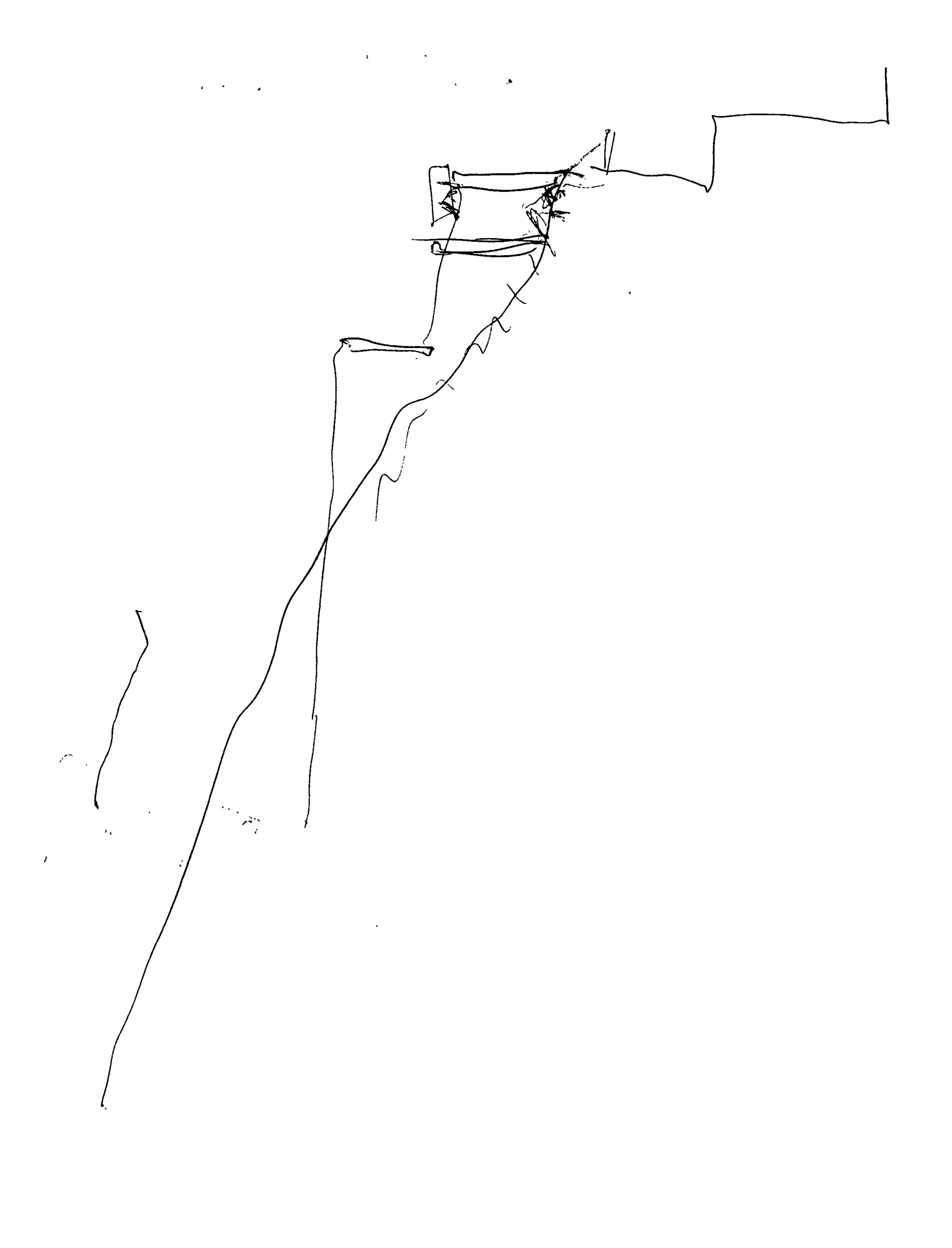
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: PALISADES REPLAT OF THRE	ELOTS Building Permit #: City Drainage #: J// D099
DRB#: 1009710 EPC#:	Work Order#:
Legal Description: LOTS P-1, Q-1, AND R-1 BL	OCK 4 THE PALISADES SUBDIVISION
City Address:	
Engineering Firm: FIERRO & COMPANY	Contact: ROBERT FIERRO, PE
Address: 2929 COORS BLVD ALBUQUERQ	
Phone#: 505-503-9546 Fax#:	E-mail: ROBERTFIERRO.FC@GMA/
Owner: CHRISTOPHER M. SANCHEZ	Contact: CHRIS SANCHEZ
Address:	Chr Mar Sand amail.
Phone#: (505) 836-5555 Fax#:	E-mail:
Architect: NA	Contact:
Address:	
Phone#: Fax#:	E-mail:
Surveyor: JP SURVEY	Contact: JACOBO PACHECO
Address:	
Phone#: (505) 225-9789 Fax#:	E-mail:
Contractor: NA	Contact:
Address:	
Phone#: Fax#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVATION 2013 2013
X CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVALLY SEP 12 CCTION
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TCL TEMP) FOUNDATION PERMIT APPROVAL PULL DING PERMIT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION X OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Copy Provided Copy Provided Copy Provided
DATE SUBMITTED: SEPT. 23, 2013	By: ROBERT FIERRO, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





CITY OF ALBUQUERQUE

Planning Department Building Safety

RETAINING WALLS OVER TWENTY FOUR INCHES (24") GARDEN WALLS AND FENCES OVER SIX FEET (6')

Plans & Permit Information

Submit two (2) sets of plans. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical Codes and all relevant laws, ordinances, rules and regulations.

When plan review is complete the designee will be notified by telephone. Please arrange to have a contact person, telephone and extension number listed on the application. Comments are available on line at http://www.cabq.gov/planning/our-department/building-safety Quick Links Plan Review Comments or call 505-924-3964

The building permit will be issued when approved by each division. The permit will only be issued to a homeowner or general contractor licensed in the State of New Mexico. If the permit is not issued within six (6) months from the date of submittal, the application will expire.

A separate wall / fence permit must be applied for when the wall is not part of the actual building.

ADOPTED CODES:

• 2009 International Residential Code

• 2009 International Building Code

The plans shall include the following data: /

IRC(505)924-3905 / IBC (505)924-3959

Design Criteria

• Wind speed – 90 mph (3 second gust)

- Seismic Design Category C
- Frost line depth 16"

Site Plan

Actual site address of project

- Indicate both existing and proposed walls.
- O Where grade elevation changes from one side of a wall to the other, the wall height is measured from the low side of grade. In cases where garden walls are built on top of retaining walls, the wall height is the combined height of the retaining wall and the garden wall, measured from the low side of grade.
- O Walls designed as garden walls shall not be used as retaining walls. Garden walls <u>cannot</u> retain more than twenty four inches (24").

New garden walls and fences in excess of six (6) feet in height or existing walls and fences <u>raised</u> in excess of six feet (6') must be certified by a New Mexico registered structural engineer or architect.

Retaining walls having a difference in finished grade on opposite side exceeding twenty-four (24) inches, unless supporting any loading from above the soil line upon earth being supported by a retaining wall or retaining flammable liquids, shall be certified by a New Mexico registered structural engineer or architect.

The Uniform Administrative Code for the City of Albuquerque specifically states, "All retaining walls shall have engineering computations submitted before a permit is issued".

ZONING (505) 924-3857

GARDEN WALLS OR FENCES AT A HEIGHT OF SIX (6) FEET OR LESS ARE ONLY PERMITTED THROUGH THE ZONING DIVISION. (Application is available at http://manzano.cabq.gov/planning/code-enforcement/pdf/ZoningPermitApplication.pdf)

- A wall/fence located in a residential zone that exceeds eight (8) feet in height and/or located within the required front and/or street side yard setback areas that exceed three (3) feet in height require a special exception from the Zoning Hearing Examiner.
- All walls/fences facing a public right of way shall meet the design regulations of the Zoning Code.
- Barbed, razor and/or "concertina" wire MAY NOT be used in a residential zone and certain commercial zones.

DISCLAIMER: Handouts should not be used as substitutes for codes and regulations. As an applicant, you are responsible for compliance with all code and rule requirements, whether or not they are described in a handout. The required drawings will depend upon the size, nature and complexity of the project.

Olson, Greg

From: Biazar, Shahab

Sent: Friday, November 01, 2013 4:21 PM

To: Olson, Greg

Cc: Wolfe, Bryan K.

Subject: FW: Palisades Subdivision Drainage Review for Lot's R-1 and P-1 Inquiry/Plea

Greg,

I talked to Mr. Sierro and I told him that you will be calling him. Thanks

Shahab Biazar, P.E.

Senior Engineer

Planning Department

Development & Building Services Division

600 2nd St. NW, Suite 201 Albuquerque, NM 87102

t 505-924-3695 f 505-924-3864

From: Wolfe, Bryan K.

Sent: Friday, November 01, 2013 3:58 PM

To: Cherne, Curtis **Cc:** Biazar, Shahab

Subject: Palisades Subdivision Drainage Review for Lot's R-1 and P-1 Inquiry/Plea

Curtis,

I just received a phone call from Robert Sierro (SP?). He is inquiring about his Grading and Drainage review for the above-mentioned project. I did let him know that we are behind on the reviews. Robert's phone number is 503-9546.

-Bryan

