

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



November 8, 2013

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 # J11-D009**
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.

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:

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.
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.
3. 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.

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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,

Handwritten signature of Gregory R. Olson in black ink, with the date "11/8/13" written to the right of the signature.

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **J11-D009**
c.pdf Addressee via Email: RobertFierro.FC@gmail.com