

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 19, 2013

Jonathan Peña, P.E.
WH Pacific, Inc.
6501 America Parkway NE, Suite 400
Albuquerque, New Mexico 87110

Richard J. Berry, Mayor

RE: **Alamosa Neighborhood – Habitat for Humanity** File # **K11/D083**
Townsend Ave SW; Lots 31 – 37, Daniel G. Herrera's Subdivision
Grading & Drainage Plan for Grading /Building Permit **PE Stamp: 11/22/13**

Dear Mr. Peña:

Based upon the information provided in your submittal received 11/25/2013, the above referenced plan cannot be approved for **Grading or Building Permit**.

Given the condition of development within a designated FEMA Floodplain, and the decision not to pursue a Letter of Map Amendment, it is understood that the owner intends to raise the building pads above the Base Flood Elevation (BFE) of 5013'. The methodology and calculations provided in this submittal will satisfy the City of Albuquerque's Floodplain Administrator for creation of a Grading and Drainage Plan for these lots.

Procedurally, we cannot issue Building Permits for any of the lots within the Floodplain, until:

1. A COA Floodplain Development Permit is completed for this site, and
2. Pads have been graded and the Ponds constructed, and
3. Pad elevations have been Certified to Hydrology, and
4. a LOMR-F is approved by FEMA for each lot seeking a Building Permit.

To expedite this process, we recommend that the comments below be addressed, and a revised Grading and Drainage Plan be submitted for Grading Permit, only. After approval by Hydrology, and following completion of the Grading, you can provide Certification of the Grading to this office, and simultaneously submit to FEMA any forms and documentation required for their LOMR-F approval on each lot.

Upon receipt of FEMA approval of the LOMR-F submittals, resubmit the Grading and Drainage Plan to this office for Building Permit approval, along with documentation of the LOMR-F approval from FEMA.

The following issues need to be addressed on this Grading and Drainage plan for Grading Permit approval, and will make the plan acceptable for Building Permits, conditioned upon LOMR-F approval by FEMA:

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1. It would be helpful to have the location map on the first page of the plans submitted.
2. The General Notes refer to existing survey information on Sheet C-001, which was not provided.
3. Provide a Bench Mark and reference to NAVD88 on the plan.
4. Show and label the FEMA Floodplain Boundary and BFE: 5013' on the plan.
5. Expand the Legend to include existing and proposed Spot Elevations, and add spot elevations at the following locations:
 - a. Existing street/curb/sidewalk grades along Sunset Gardens Road.
 - b. Grate elevation and label on the type "Dbl. C" inlet on Sunset Gardens.
 - c. Pond Bottom elevations, and swale inverts at critical locations, typical.
 - d. Existing and proposed grades along the Sunset Gardens property line to clarify where the retention pond will "spill" if it overfills.
6. Provide more grades or a cross section to define the swale on the N side of Lot 37.
7. If landscaping rock is proposed in the ponds, grades should be at "top of rock" to ensure that the finished pond provides the required volume.

Since this site exceeds one (1) acre, an Erosion and Sediment Control (ESC) Plan prepared by a NM Registered Professional Engineer must be submitted to this office and approved, prior to start of **Grading**.

Since this project involves grading within the Floodplain, a City Floodplain Development Permit must also be filed with Hydrology Section, prior to start of work.

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

Sincerely,

Handwritten signature of Gregory R. Olson, dated 12/19/13.

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **K11-D083**
c.pdf Addressee via Email: Jonathan Peña (JPena@WHPacific.com)