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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 28, 1988

KEN SCHULTZ
MAYOR

James Domenick, P.E.
AVID Engineering, Inc.
5801 Osuna Road, NE Suite 204
Albuquerque, NM 87109

RE: DRAINAGE REPORT SUBMITTAL OF BARELAS COURT TOWNHOUSES, RECEIVED
NOVEMBER 7, 1988, FOR PRELIMINARY PLAT AND SITE DEVELOPMENT
PLAN APPROVALS. (K-14/D42)

Dear Mr. Domenick:

I have reviewed the above referenced submittal dated 11/7/88 and have the following comments to be addressed prior to approval;

1. The rear yards for lots 6, 7, 10, & 13 must be provided an outfall for surface drainage, either between the buildings or with drainage easements across adjacent lots. For lots 5 thru 8 I recommend providing space between lots 5 & 6 and 7 & 8, or else provide drainage easements and concrete gutters around the corners. For lots 9 thru 14, I recommend that drainage easements be provided along the south property line with a concrete gutter built along the rear lot line sloping east to west, and direct the runoff into 8th Street through a sidewalk culvert.
2. Provide the existing condition hydrology for the area draining to the low spot prior to it's backfilling.

Incorporating the above comments will provide for a much more flexible design of the roofs and rear yard treatments. Past experience and complaints have shown the need for providing outfalls for townhouse rear yards.

If you have any questions call me at 768-2650.

Cordially,

Roger A. Green, P.E.
C.E./ Hydrology Section

xc: Marc Schiff, Architect

RAG/(WP+935)

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