

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



June 12, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, New Mexico 87199

Richard J. Berry, Mayor

RE: **Zia Park Townhouse Apartments – Zia Road NE**
Grading & Drainage Plan for Grading and Building Permit
Tracts H & I, La Cuesta Subdivision

File **K22-D022D**
PE Stamp: 6/5/13

Dear Mr. Soule,

Based upon the information provided in your submittal received 6/5/2013, the above referenced plan is cannot be approved for **Grading or Building Permit**. Per our telephone discussion yesterday afternoon, the following issues need to be addressed on this plan:

1. The sanitary sewer note (No. 4) needs to be clarified to state that any cleanouts located within ponding areas must be relocated “outside the ponding area.”
2. Clarify with flow arrows on plan, or typical section, that drive lanes are cross sloped.
3. Provide a curb cut to allow street flows to enter the eastern water quality/harvesting pond on the north side of the “U” drive (SE of Bldg. D). Show with flow arrows, how the water is directed into or through this area.
4. Regarding the existing paved roadway and proposed, terraced, retaining walls along the eastern boundary of the site:
 - a. Section C-C is mislabeled (A-A) and is reversed from the direction cut on plan.
 - b. The top of wall detail appears to allow pavement runoff to overtop the wall and flow into the site/back yards. This is not acceptable. This section needs to show how drainage will be kept in the roadway, directed away from the retaining wall and yards below it. Increase the top of wall and/or swale the pavement section to divert flows to appropriate outfall locations.
 - c. **NEW:** I noticed in our files that the approved Traffic Circulation Plan submitted by Cinelli Architects, shows (in his Build Note 22) a “*New Retaining/Garden Wall - Minimum Wall Height - 42” Above Road Grade*” at the western edge of the mutual access easement. Your wall and paving design section should be coordinated with that condition.
 - d. Clarify drainage patterns with flow arrows on the paved area.
 - e. The 6’-high terraced wall section does not appear to extend far enough north and south to support the shown grade differentials where they are greater than 6’.

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5. Regarding the outfall channel at the SW corner of the site and crossing Tract J:
 - a. Is the 6" Fractured Rock Swale 6" thick? What is the rock gradation?
6. Regarding the Sidewalk culverts on Paisano Street:
 - a. Provide details of the concrete transition structure necessary between the trapezoidal, Rock Swale and the two, rectangular, 24" Sidewalk Culverts.
 - b. Extend the sidewalk culverts at least two feet back of sidewalk, unless the hydraulic transition feature above, provides some alternate, drop-off safety at the upstream edge of the culverts.
7. Make corrections to numerous typos in the "Notice To Contractor" section, for the construction of "Private Drainage Improvements in Public R/W."
8. The 5560 contour near the SE corner of the largest/main pond is very close to the existing 5562 contour crossing the existing, south wall footing. Ensure that this pond does not undermine the existing wall. If revised contours significantly impact the pond volume, please submit updated, pond volume calculations.

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**. To date, we have not received an ESC submittal for this site.

If you have any 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 6/12/13 written to the right.

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K22-D022D
c.pdf Addressee via Email: david@riograndeengineering.com