

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



April 26, 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** File **K22-D022D**
Grading & Drainage Plan for Grading and Building Permit PE Stamp: 4/4/13
Tracts H & I, La Cuesta Subdivision

Dear Mr. Soule,

Based upon the information provided in your submittal received 4/10/2013, the above referenced plan is cannot be approved for **Grading Permit** nor **Building Permit**, until the following issues have been resolved:

1. An Offsite drainage easement must be confirmed (or obtained) to accommodate site runoff crossing private property. Per your conversations with Curtis Cherne of this office, we understand that you will recommend that your client pursue a Private Drainage Easement to the west, crossing Tract J.
2. As Mr. Cherne has advised in the DRB meeting on 4/24/13, the existing 10' Drainage Easement crossing Tract K is inadequate for the calculated design flow of 76 cfs. If development of the subject site causes developed flows to exceed that level, additional easement width must be acquired from the owners of Tract K.
3. Include all relevant Easement information on the plan.
4. You may opt to grade all or a portion of the site to drain north, onto Zia Road R/W, however this solution must be validated by confirming street capacity on Zia, and in the NM-DOT facilities along the east side of Juan Tabo, at the lower end of Zia.
5. Clearly label (or identify by Legend Key) all proposed structures and surface treatment conditions shown on your plan (e.g.- Pavement, Curbs, Landscape or turf areas, etc.).
6. Water harvesting features must be incorporated into your drainage plan, to intercept the first 0.44 inches of runoff. Show volume calculations in your report.
7. There appear to be several depressed, landscape areas adjacent to the driving/parking lanes. If these are Water Quality/Harvesting areas, label them appropriately. Show with flow arrows, how the water is directed into these areas.

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8. The grading plan must show all flow patterns, including the location and direction of roof runoff. Clarify if the backyards are intended to retain storm water runoff.
9. Several retaining walls are called out on the plan as “Design by Others.” At these locations, your plan must call out Top of Wall elevations, and Bottom of Wall, ground elevations on the low side of the wall.
10. There is an existing paved roadway on and along the eastern boundary of the site. Clarify the location of that pavement relative to the tract boundary, and address how the proposed retaining wall (4’ to 10’ high) will interface with that driveway. Building codes may not allow that high of a wall close to the residences, and a vehicle barrier may be necessary at the top of the wall. Also, confirm where existing and proposed runoff will flow in that paved area, behind the retaining wall.
11. If the revised plan includes sidewalk culverts on Paisano or Zia Road, include the appropriate details, notes and inspection signature block for “SO-19” permit, for construction of Private Infrastructure in Public R/W.

Note that 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 construction. Attached for reference is a copy of our updated “Drainage and Transportation Information Sheet” which includes a section for ESC Plan submittals.

This site will require a Storm Water Pollution Prevention Plan (SWPPP) and NPDES Permit from EPA for construction.

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

Sincerely,

 4/26/13

Gregory R. Olson, P.E.
Senior Engineer

Attachment: DRAINAGE INFO SHEET.pdf

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