

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 11, 2014

Robert Fiero, P.E.
Fierro & Company
5508 Costa Uerde Road NW
Albuquerque, NM 87120

Richard J. Berry, Mayor

**RE: Replat of Tract 43-C, Unit 2, Atrisco Grant
Drainage Report and Conceptual Grading & Drainage Plan
Engineer's Stamp Date 5-16-2014 (File: L09D043)**

Dear Mr. Fiero:

Based upon the information provided in your submittal received 5-16-14, the above referenced plan cannot be approved for Preliminary Plat until the following comments are addressed:

1. The Rough Grading Plan shows a wall along the east edge, but it does not match any of the hatch patterns shown on the legend. Is this a retaining wall? If so, please match hatch intended. The south wall shows an existing wall and also a short length of retaining wall at the east end. Why is there a double wall?
2. The walls shown on the Rough Grading Plan have Bottom of Wall elevations that do not match the grade, neither proposed nor existing. Top of Wall elevations need to be corrected as well.
3. How do offsite flows from the west cannot continue through, given that a wall cuts off that flow? It is unclear how offsite runoff flows through lots. Drainage easement goes only partially thru lots on west, and does not continue all the way through. Grades do not support flow from cul-de-sac to access road.
4. It is not clear where proposed grade lines tie into existing grade lines. Show spot elevations around proposed dwelling units.
5. Show contours beyond south property line.
6. On-site shallow ponding concept should be shown on rough grading plan.
7. Indicate the amount of discharge each lot is allowed and the amount to be ponded.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit or Work Order.

If you have any questions, you can contact me at 924-3695.

Sincerely,


Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email