

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



August 9, 2012

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Francisco Lopez, Bridge/Eucariz Grading & Drainage Plan (L-11/D067)
Lot 316A, Unit 3, Town of Atrisco Grant Engineer's Stamp dated 07-20-12

Dear Mr. Clark,

Based upon the information provided in your submittal dated 07-25-12, the above referenced plan cannot be approved for Preliminary Plat Approval or Building Permit until the following comments have been addressed:

- Please show the depressed backyard ponding areas on the grading plan.
- Provide pond calculations for each of the backyard ponds.
- Include all proposed contours on the plan.
- Various proposed swales do not have arrows indicating the direction of the flow. Will the proposed southeastern swale affect the existing structure on adjacent Lot 317A2?
- It appears the swales along the northern property line also direct flow east to Lot 317A1.
- Lots 2 and 5 are not labeled on the plan.
- Provide additional spot elevations around the four corners of the house pads on all lots as you have done for Lot 6.
- Lots 1 and 4 show the roofs pitching to the east and west, is this typical for the remaining homes?
- Top-of-wall elevations are needed for the proposed block wall separating the northern and southern lots. Please include a detail of this wall in the grading plan.
- The existing contours shown on the plan should be carried out another 20 feet from the property lines.
- Grades and pad elevations on the Bridge side should anticipate future C&G and sidewalk improvements, which will result in higher grades along the southern property line.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit
(<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>)

If you have any questions, you may contact me by email at groilson@cabq.gov, or by telephone to 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file L11/D067
c.pdf Addressee via Email ccealbq@aol.com