

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 19, 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 08-15-12

Dear Mr. Clark,

This correspondence is intended as clarification of our outstanding concerns with the proposed Grading and Drainage plan. Your 9/10/12 re-submittal, stamped “Rev’sd 9/6/12,” is not acceptable, as it fails to address issues previously pointed out to you. On 9/17/12 you declined an offer by Curtis Cherne to meet with us to review our concerns with your plan. This letter summarizes technical concerns stated in email and verbal communications to you between 9/4/12 and 9/17/12.

Based upon the information provided in your submittal dated 08-15-12, the above referenced plan cannot be approved for Preliminary Plat Approval until the following comments have been addressed:

1. Discharge from this site is only allowed to be “FREE” if discharging to the street. Cross lot runoff must be limited to historic rates.
2. Run off and pond volume calculations must be included on the plan or in an accompanying table or report. Clearly label values used or estimated.
3. The small, 1’ deep, backyard ponds are not acceptable, as they tend to get filled in over time, after the properties are occupied. Larger, shallower ponding areas should be shown, and located at the lowest area of each lot to allow all runoff to reach the pond. The whole-foot contours shown for the proposed ponds do not clearly show the pond size/limits of grading. Show a “water surface contour” to clarify the pond limits on your plan.
4. The front yard ponds along Eucariz need to be clarified, showing limits with “water surface contour” and overflow course.
5. The driveways from the northern lots to Eucariz are shown to drain to the NE, however spot elevations at R/W and on the pad indicate slope back toward the building pad. Clarify with spot elevations and swale arrows how this flow is routed.

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6. Provide spot elevations and flow arrows on proposed swales indicating the direction of all flows to ponds and exiting the site.
7. Provide spot elevations around the four corners of the house pads on all lots to clarify drainage. Show how revised grades on this site match existing grades at the eastern property line, and where flows cross that boundary.

If there remains confusion on these requirements, we can schedule a meeting to discuss them. If you have any questions, you may contact me by email at grolson@cabq.gov, or by telephone at 505-924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file L11/D067
c.pdf Addressee via Email ccealbq@aol.com
Curtis Cherne CCherne@cabq.gov