

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



October 31, 2012

Tim Hightower, P.E.
TimH@StreamlineSwimStore.com

Richard J. Berry, Mayor

RE: Mitchell Residence – Grading & Drainage Plan for Building Permit
2939 San Rafael S.E. P.E. Stamp 10/26/12 ~ File: **L16-D026**

Dear Mr. Hightower,

Based upon the information provided in your submittal received October 26, 2012, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per previous discussion with Curtis Cherne of this office, developed storm discharge from this site must be held to existing rates. Provide calculations of the existing, and estimates of offsite flows. Offsite flows appear to be possible from roof run-off from the existing building to the east, plus a portion of that back yard.
2. The plan does not reflect the existing concrete wall along the northern boundary, nor the extent of existing retaining wall (“L” shaped) near the center of the lot (image attached).
3. The plan needs to define drainage basins, and show where proposed roof runoff will discharge. The Drainage Calculation Summary needs to identify the basins, and include estimated offsite flows.
4. Revise the runoff calculations to reflect that the site was previously developed (Treatment B) and is currently partially paved (Treatment D).
5. The existing, depressed drivepad (sloping onto the site) is not acceptable. An adequate water-block must be provided to prevent street flows from entering this site. Our standard would be at least 8”, however if you can show that water depth in the gutter from the upstream street flows will be less than that, we will consider a water block of “water depth in the gutter” plus one-inch.
6. The proposed back yard pond is small and relatively deep. Our experience is that similar back yard ponds tend to be filled in by the property owners, subsequent to occupancy. As such, we require that the pond area be enlarged and the graded depth shallower so that it blends better with residential yard use, and is more likely to retain its required volume.

PO Box 1293

Albuquerque

NM 87103

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NO

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7. Provide a section at the west side of the back yard pond to verify how grading will fit existing contours without disturbing adjacent lot.

If you have any questions, you may contact me by telephone at 505-924-3695, or email at grolson@cabq.gov.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Attachment: Aerial Photo of site - c.2010

Orig: Drainage file **L16/D026**
c.pdf Addressee via Email TimH@StreamlineSwimStore.com