

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



November 7, 2013

Richard J. Berry, Mayor

Levi Valdez, P.E.
c/o: George Rodriguez
George Rodriguez Development Consulting
12800 San Juan NE
Albuquerque, NM 87102

RE: **Duplex Dwelling Units – 172 Monte Largo Drive NE**
Grading and Drainage Plan for Building Permit

L23-D008
PE Stamp: 10/01/2013

Dear Mr. Valdez,

Based upon the information provided in your submittal received on 10/3/13, and per my two, subsequent meetings with George Rodriguez on 10/31/13 & 11/6/13, the above referenced Drainage Plan cannot be approved for Building Permit, until the following concerns are addressed:

PO Box 1293

1. This site is within a Floodplain, Zone AO. Any structure within the Floodplain must have a FF grade one-foot above the Base Flood Elevation (BFE), which in Zone AO Floodplains is 1' above the existing grade.

Albuquerque

2. It is our understanding that you will work with the owner to revise the Site plan to remove the structure(s) from the floodplain. As such, the following comments are only general in nature to guide your resubmittal.

New Mexico 87103

3. The majority of the existing site runoff flows to the south, and is intercepted by an existing drainage channel on the NM-DOT Right-of-Way (R/W) for I-40. The proposed plan to divert most of the flow out the driveway, and west along Monte Largo is not acceptable. Maintain the existing flow pattern, and provide appropriate erosion and sediment control to prevent damage to the adjacent R/W.

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4. Clarify toe of slope on the adjacent NM-DOT R/W, where site grades differ from existing grades along the Property line.
5. If the grades do not match at the property line, and any construction or grading is required on the NM-DOT R/W, it will require grading approval and a permit from the NM-DOT, District 3. Prior to City approval of this plan, we require documentation (or an email) from NM-DOT of their concurrence with work proposed within their R/W, and citing the PE Signature date on the plan that they approve. (Contact Timothy Trujillo, Drainage Engineer: 505-798-6690)

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6. The proposed water harvesting area at the SW corner of the site should not drain over the sidewalk. Either provide stabilized overflow to the south property boundary, or overflow down the drivepad.

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

Sincerely,

 11/7/13

Gregory R. Olson, P.E.

Senior Engineer

Orig: Drainage file **L23-D008**
c.pdf Addressee via Email: pawrod@hotmail.com