

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

December 30, 2016

Gilbert Aldaz  
Applied Engineering & Surveying, Inc.  
1605 Blair Drive NE  
Albuquerque, NM 87112

**RE: Sotogrande Housing  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date 12-6-2016 (File: M15D23H)**

Dear Mr. Aldaz

Based upon information provided in your submittal received 12-6-2016, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide Benchmark.
2. The project is large enough that the plan needs to show the design elements developed beyond a conceptual site sketch for Grading Permit Approval. For example, no curb ramps are shown, and it is not clear if the line type used for curbing is the back, or flowline of the curb. Side walk beginning and ends are not defined.
3. Provide a cross section for the offsite flow swales.
4. Provide information and build notes for the driveways (curb, ramps, slopes, limits of side walk construction, valley gutter).
5. Should propose an inlet vs a manhole or give detail if it is a specialty manhole (plastic, or other).
6. Show how roofs drain on the plan.
7. The area between back of curb and property line should be depressed or provided erosion control behind curb.
8. Is there an existing cross lot drainage easement on this property to accept flows from the adjacent lot?
9. If possible, the swale that outfalls to the wood ward Rd driveway should pass through a water Quality Pond just prior to the curb cut.
10. Storm Drain connections to the back of a public inlet must be completed through the SO-19 permit process. Please include the standard SO-19 Notes on the plan. The connection will need to reference and comply with Std. DWG 2237.
11. Clarify how the concrete channel referenced with keyed note #2 is to be constructed. It is missing information.

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12. Provide details for the above mentioned concrete channel. Provide cross section of retaining wall segment as well.
13. Include the cross section of retaining walls referenced in keyed note #4.
14. The plan should show how roofs flow will be conveyed across the sidewalks that surround the buildings (sidewalk culvert or piping should be used).

If you have any questions, you can contact me at 924-3986.

Sincerely,



Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

MA/AC