



February 1, 2017

City of Albuquerque
Planning Department
Development and Building Services
P.O. Box 1293
Albuquerque, NM 87103

Attn: Shahab Biazar, P.E., City Engineer, Planning Dept.

**RE: DRB PROJECT NO. 1010999 - 3615 Highway 528
Grading & Drainage Comments**

Dear Mr. Biazar:

We have addressed the DRB Comments provided by Abiel Carillo, P.E. at a hearing held on 12-14-2016. We offer the following responses to Mr. Carillo's comments:

1. The SPS Conceptual Grading and Drainage Plan needs to estimate if new site layout will discharge more or less runoff than the existing site. If it is more, then capacity of the downstream needs to be at least conceptually assessed. This area has capacity issues.
Pre and post developed hydrology calculations indicate that there is a slight decrease in runoff based on the impervious area from the proposed development. The hydrology calculations are provided on the revised conceptual G & D plan attached.
2. The Plat will need to include drainage easements since the proposed property line will run across the water quality pond, and flows will be conveyed across the new lot line.
The water quality pond that was situated on the proposed lot line has been deleted due to concerns about existing utilities under the proposed pond location.
3. The private storm drain line cannot be directly connected to the City's 60" storm drain line, a manhole is needed, or a special connection method that protects the reinforcement of the larger pipe. Alternatively, explore the option for connecting to the existing manhole; or there appears to be an existing inlet near the proposed larger quarter quality ponds.
The proposed SD line has been changed to show a connection to an existing drainage inlet on the property as indicated on the revised conceptual G & D plan.

4. The WQ ponds will need to have planned outfalls if they are intended to be sized only for first flush. They should not discharge onto adjacent lots without an easement.
Conceptually, it is proposed that the water quality pond at the northeast corner will overtop to the north. A drain inlet and SD pipe may be proposed to convey overflow to the north. The details and approvals by the City and AMAFCA will be addressed with the building permit for the project.
5. The building permit set will need to clarify how the self-contained basins in the northern lot will manage the design storm (if overflow points are not planned for per previous comment).
The self-contained water quality ponds have been eliminated from the plan.
6. Is it feasible to have a water quality pond graded over the cluster of gas and water utility lines/boxes?
That water quality pond has been deleted from the plan at this time.

If you have any questions or need any additional information, please feel free to contact our office.

MILLER ENGINEERING CONSULTANTS, INC.



Verlyn A. Miller, P.E.
President

VAM:vam
Enclosures

cc: File