

CITY OF ALBUQUERQUE



December 21, 2012

Joel Hernandez, P.E.
Tierra West, LLC
5571 Midway Park PL NE
Albuquerque, NM 87109

Re: Broadstone Cottonwood or 528 Apartments, Conceptual Pond Regrading Information

Engineer's Stamp dated –no stamp-(A13/D022)

Dear Mr. Hernandez,

Based upon the information provided in your submittals received early to mid-December 2012, the above referenced conceptual information cannot be approved for Administrative Amendment until the following comments are addressed:

- At the southeast corner of the pond, the proposed WSE is approximately 3 feet higher than the street. Alternatives provided below to lower the WSE are to be examined and conclusions provided prior to proposing a perched pond. Hydrology's concern is that if the berm fails, this could send a 3' tall surge of water down the street or into the apartment complex.
- Proposing one retaining wall rather than two would lower the WSE.
- Shifting the access road west and building a retaining wall west of the road would lower the WSE.
- Reducing the road width would lower the WSE. Are an 8 foot wide median and 12 foot wide drive lanes necessary?
- Other alternatives that may lower the WSE.
- Walls in the pond shall be flood walls; continuously poured concrete, not CMU and be built up to the WSE. A compacted earthen berm can be constructed over the floodwall between the WSE and the required freeboard, 1 foot.
- From the drainage report for the Vista Del Parque Subdivision (A13/D2), the required pond volume is 1.43 ac-ft. The proposed volume is 1.33 ac-ft.
- Provide a section of the pond near the southeast corner of the pond that shows the existing curb on Cibola Loop as well as a section of the pond including the access road at the apartment site to the east. Section should be near the southeast corner of the pond.
- Why was an ID 11.75 inches used in the orifice equation, when the outlet pipe has an ID of 24 inches (CPN 5752.81)?
- It is an unusual situation that an Administrative Amendment will require public infrastructure to be built by Work Order. The normal process is for the public infrastructure to be financially guaranteed or built and accepted prior to site plan or plat approval. This has been discussed with the engineer as well as the City Engineer.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



- The engineer preferred the work be tied to Certificate of Occupancy rather than financially guaranteed. In lieu of a financial guarantee, the City will accept a letter of intent from the developer stating that no buildings will receive a Certificate of Occupancy prior to acceptance of the Work Order, if the developer prefers this method.
- This plan appears to propose grades in NGVD 29 rather than NAVD 88. Hydrology realizes this may provide the benefit of consistency with the previous plan, however, the grading plan for the site shall be proposed in NAVD 88. Would it not be more consistent to have the access road and the site in the same vertical datum?
- Why is Sheet C1 included? This driveway relocation was proposed in 2010 in lieu of the access road through the pond.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Copy: file
e-mail