CITY OF ALBUQUERQUE
PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

January 30, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: **Estates at Glendale Unit 2**
Drainage Report and Grading and Drainage Plan
Engineer's Stamp Date 1-5-15 (File: B19D027)

Dear Mr. Soule:

Based upon the information provided in your submittal received 1-06-14, the above referenced submittal cannot be approved for action by the DRB on the Site Plan for Building Permit or the Preliminary Plat; or for Grading Permit until the following comments are addressed.

1. Existing concrete channel in SW corner is about 8' long (along existing wall) and about 5' wide (when scaled off the as-builts, but should be field verified). Show as a drainage easement on plat and note the channel dimensions on the Grading plan. Indicate with a flow arrow that it collects offsite flows from Lots to the South.
2. Note on the Grading plan any existing walls adjacent to the property. Note also any new walls to be constructed with this project. It is unclear where the existing walls are, particularly along the west and south edge. There also appears to be an existing wall along the east edge.
3. In report note that Lot 27 has an existing wall adjacent to this property with no openings, and some of Lot 26 will discharge to Lot 27 through the chain link fence. (Which is basis for Basin I discharging into existing channel)
4. Basin B has 100% D in the spreadsheet for flow calculations. Error?
5. If there is to be "recontouring" on the lots to the south, then show on the plan and add the following note: CONTRACTOR MUST COORDINATE GRADING ON OFFSITE LOTS WITH NEIGHBOR(S) TO THE SOUTH PRIOR TO BEGINNING WORK
6. Provide a quick calculation showing the capacity of an overturned block.
7. For Lots 6 thru 10: Side lot drainage easements to be 10' wide. The 5' drainage easement along the wall is sufficient.
8. Existing contours are now too bold, can you fade back some as it is difficult to determine the proposed construction.
9. Revise the First flush calculations based on 4000 SF impervious area for each lot. Compare to the volume of the "bio-swale" in front of each lot, based on a 6" depth. As we discussed, berms will need to be shown between lots. The private road will not need to be accounted in the first flush, similar to public roads.
10. Wall along western boundary is noting overturned blocks but appears to be pointing to the existing wall. Move arrowheads to point to property lines between lots.

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11. Provide overturned blocks in Retaining wall in back yard of Lot 14.
12. Show flow arrows at back of lots 11 thru 14.
13. Show TW and BW elevations at ends of retaining wall at back side of Lot 14, where wall is along Lot 13 property line. Can lot 13 drain into this area?
14. Show a spot elevation in that low area behind the retaining wall in Lot 14, particularly near the wall adjacent to the ROW to ensure it drains to an overturned block in that wall. Show other spot elevations between the retaining walls running east/west.
15. Show how the above mentioned discharge thru the overturned block will get to the SW culvert in the ROW. Provide a detail on the plan. Will a concrete channel work. *The plat must have a note stating that the owner of Lot 14 will be responsible for maintain the channel.*
16. Show the existing wall along western boundary and note that it is an existing garden wall (per the Glendale Phase I as-builts). Since it is not retaining, change the TW = XX.XX to FG = XX.XX, and remove the BW=XX.XX elevations.
17. After using about 4000 SF of impervious for each lot, I get about 51% D Land Treatment for the entire site. Adjust your Onsite land treatments to reflect this rather than subtract 14% from 58% = 44%. The ***Total Onsite Proposed*** should be the summation of the onsite basins.
18. In determining the ***Total Onsite Allowed*** discharge, you should reference excepts from the Mark Goowin DR for Phase 1 where it is stated that the was an amendment to the NAADP in this area allowing for land treatments A,B,C,and D of 0,34,16, and 50%, respectively. (Or provide excertps from the amendment)
19. Provide documentation showing that this project is almost at the west end of the El Camino where it ties into the La Cueva, that the Peak will be gone before the entire El Camino Peak goes by this site, and that the 84" SD in Glendale will not be overloaded. I cannot read the Work Order As-built in the report and not sure what info it provides. HGL?
20. The inlet calculation sheet does not provide enough information. Shown how you are determining the orifice area of the inlet. It seems to be high and should not be accounting for the throat area. In case this sump inlet gets clogged it should have emergency overflow to Glendale. Therefore the Elevations at the end of North Star lane should be higher than at the waterblock.
21. Note the type of Curb and Gutter on the plan, and the extents of the different types.
22. Once the higher land treatments are used per comment 17, the total peak discharge to the sump will increase and the 24" pipe may need to be upsized.
23. Regarding street capacity: Basin A and offsite basins generate 14.96 cfs (but will increase due to a 51% land treatment per comment 17) So based on about 15.5 cfs at end of NORTHSTAR PLACE, the water depth is about 0.38 ft and too high to use 4" curb. 8" curb should be used on west end of Northstar Place.
24. Street capacity calcs on North Star Lane uses Q=3.64 cfs. How is this determined?
25. Show TW/BW elevations at end of retaining wall, at east side of Lot 14.
26. Turn off layer showing vacated ROW along Lot 14.

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If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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Orig: Drainage file
c.pdf: via Email: Recipient